Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 10, The Chare Castle Dene Shopping Centre, Peterlee

barkerproudlove
retail property consultants

Rent: £20,000 PA

Area
681 Sq ft / 63 Sq M

TO LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens
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Location:
Peterlee is recognised as the retail and services core of the District of Easington. The town benefits from excellent road communications and public transport links with the
A19 trunk road situated approximately half a mile to the east which provides direct access to Teesside, Sunderland, Durham and Newcastle.

Castle Dene Shopping Centre provides the main shopping opportunity in the town, incorporating the high street and several free surface car parks.

The centre is anchored by Asda, other retailers present are Wilkinson, Aldi, Iceland, Boots, Superdrug, Sports Direct and B&M Bargains.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	681	63.27

Rent:
We are seeking rental offers in the order of £20,000 per annum exclusive.

Tenure:
Subject to Vacant Possession, the unit is offered on a new effectively Full Repairing and Insuring Lease, for a term of years to be agreed.

Business Rates:
The unit has a 2017 rateable value assessment of £14,250.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

Service Charge:
The on-account service charge for the year 2018 stands at approximately £1,797.

EPC:
Energy Performance Asset Rating - D

Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
February 2020

Subject to Contract

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