



## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 56, Yoden Way Castle Dene Shopping Centre, Peterlee



**Rent: £60,000 PA**

**Area**

6,380 Sq ft / 593 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	6380	592.72

**Rent:**

We are seeking rental offers in the order of £60,000 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 £47,750.

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 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the year 2018 stands at approximately £20,298

**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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