

Units To Let in New Roadside Retail Development

CHURCH STREET, MURTON, COUNTY DURHAM, SR7 9NX

ANCHOR TENANT



GSH

Graham S Hall

CHARTERED SURVEYORS

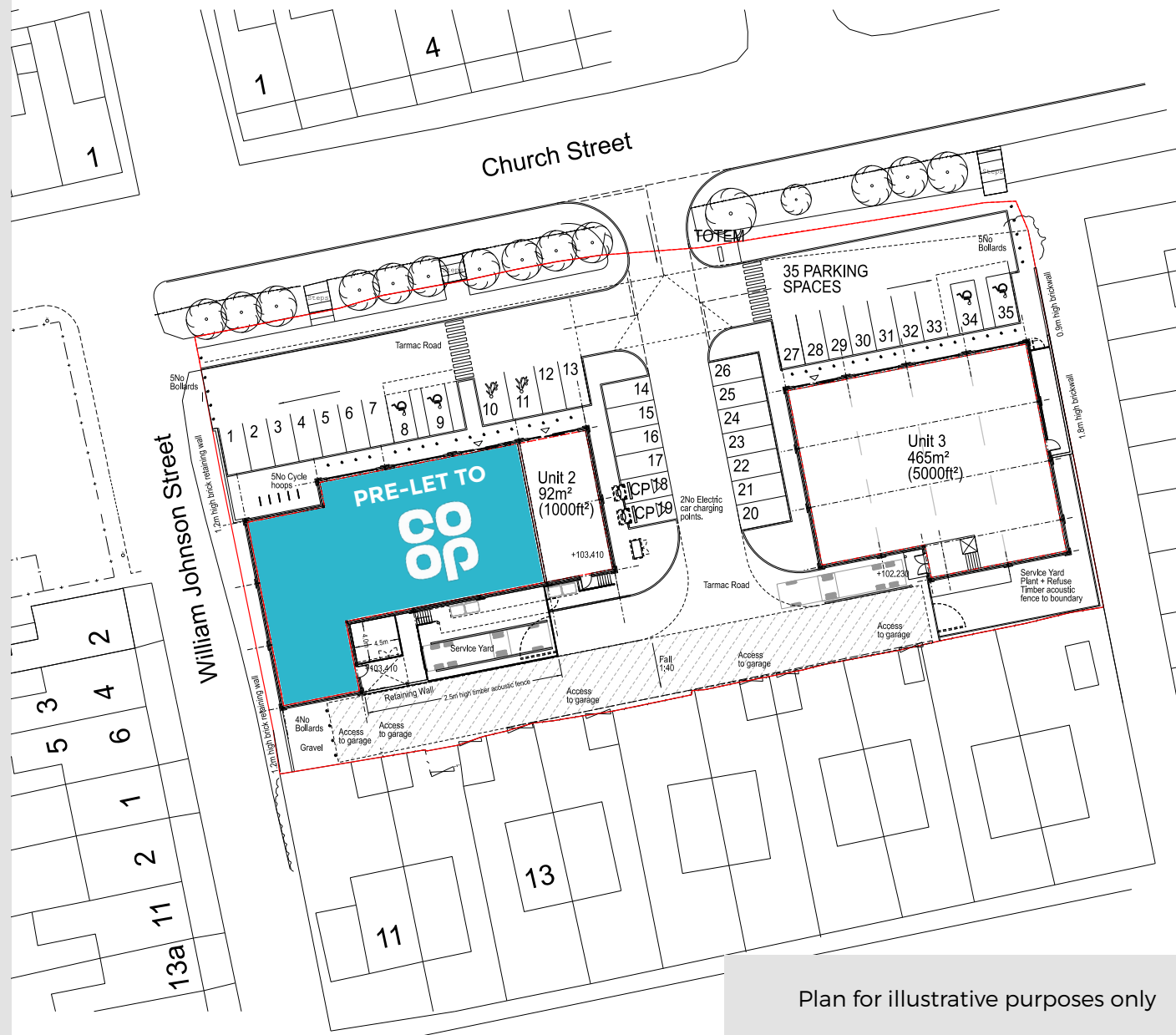


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SUMMARY

- A development of up to 6 individual retail units To Let ranging in size from 1,000 - 5,000 sq ft comprising convenience store (pre-let to Co-op Group Food Limited).
- Would suit a variety of uses including: hot food, discount retail, leisure, medical or community.
- Located on a busy main road through the Village of Murton leading to Dalton Park Outlet Shopping & Leisure Centre, the A19 and Seaham to the East.
- To be newly constructed to highest standards with excellent main road prominence and 35 easy access car spaces including 2 new electric vehicle charge points (pre-let to Instavolt).
- Construction programmed to begin Autumn 2019 and complete Easter 2020.
- Full planning permission granted May 2019 - DM/19/00579/FPA



Plan for illustrative purposes only

LOCATION

Murton is located in East Durham just off the A19 north-south trunk road and lies a few miles from Seaham, Peterlee and Easington.

The Dalton Park Outlet Mall with a variety of trade outlets and Cineworld multi-screen Cinema and pub diner restaurants lie between Murton Village and the A19 to the east.

A considerable amount of new housing has been constructed in Murton over the last decade with planning granted for another 1,500 homes recently. The former Coke works site to the south is also to be redeveloped for commercial warehouse and industrial units.

SITUATION

The new development lies in the heart of the Village on Church Street, the main road, linking Hetton Le Hole and Easington Lane to the west with the A19 and the port of Seaham to the East.

The site has a prominent main road position at the bottom of Woods Terrace, the existing neighbourhood retail area, which is semi pedestrianised and has restricted access.

The Dalton Park Outlet Mall lies within 1 km to the East where there are a number of factory and trade outlets as well as a Cineworld multi-screen Cinema, Restaurants and pub diner together with a new Morrisons Superstore.



DESCRIPTION

Up to 10,500 sq ft of new Retail is to be constructed including a 4,500 sq ft convenience store which is pre-let to Co-op Group Food Limited.

There is to be two new retail blocks one of 5,500 sq ft and another of 5,000 sq ft with a central access road and 35 car spaces including two new Electric Vehicle charging points (pre-let to Instavolt) set in a landscaped environment.

ACCOMMODATION

Units from 1,000 to 5,000 sq ft are available To Let, finished to a shell specification with all mains services.

LEASE TERMS

Units are available To Let on new Tenant FRI leases for a term of 15 years subject to 5 yearly upward only rent reviews.

DATE OF OCCUPATION

Units are to be ready for tenants fitting out Easter 2020.

ASKING RENT

£17.50 per sq ft

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.



EPC

To be assessed post completion.

VAT

All rents and sums quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall Chartered Surveyors upon this basis and where silent, offers will be deemed net of VAT.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that 1) A Partner at Graham S Hall Chartered Surveyors has an interest in this development 2) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 3) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 5) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.

FURTHER INFORMATION

For general enquiries, plans and detailed construction information please contact sole agents Graham S Hall Chartered Surveyors and ask for:

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