

56 YODEN WAY, CASTLE DENE SHOPPING CENTRE, PETERLEE



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.

The town centre is dominated by the Castle Dene Shopping Centre which incorporates 1,131 free car parking spaces and benefits from an approximate average weekly footfall of 210,000 persons per week.

DESCRIPTION

The shopping centre provides approximately 28,369 sq m (305,366 sq ft) of retail accommodation.

Established occupants include **Asda, The Post Office, Ladbrokes, Iceland, Boots, New Look** and **B&M Bargains**. **Costa** have now opened in Yoden Way Market Square, the first national coffee outlet for the scheme.

ACCOMMODATION

The unit provides the following approximate areas:-

Ground Floor Sales	6,663 sq ft	619.00 sq m
First Floor Ancillary	1,818 sq ft	168.90 sq m

LEASE TERMS

The unit is available on terms to be agreed, subject to gaining vacant possession. The lease will be drawn up on effectively full repairing and insuring terms via a service charge at an initial rent of **£55,000 per annum**.

RATEABLE VALUE

We are verbally advised by the local authority that the property is assessed as follows:-

Rateable Value:	£82,000.00
Rates Payable (2016/17):	£40,754.00

Prospective tenants are advised to make their own enquiries to Easington Council, Tel: 0191 527 0501.

SERVICE CHARGE

2015/16 On Account Service Charge £ 20,140.45

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (83). A full copy of the EPC is available for inspection if required.



VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

LEGAL COSTS

The ingoing tenant to be responsible for all reasonable legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment through:-

Dan Turner
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Email: dan@atretail.co.uk

Ian Thurlbeck
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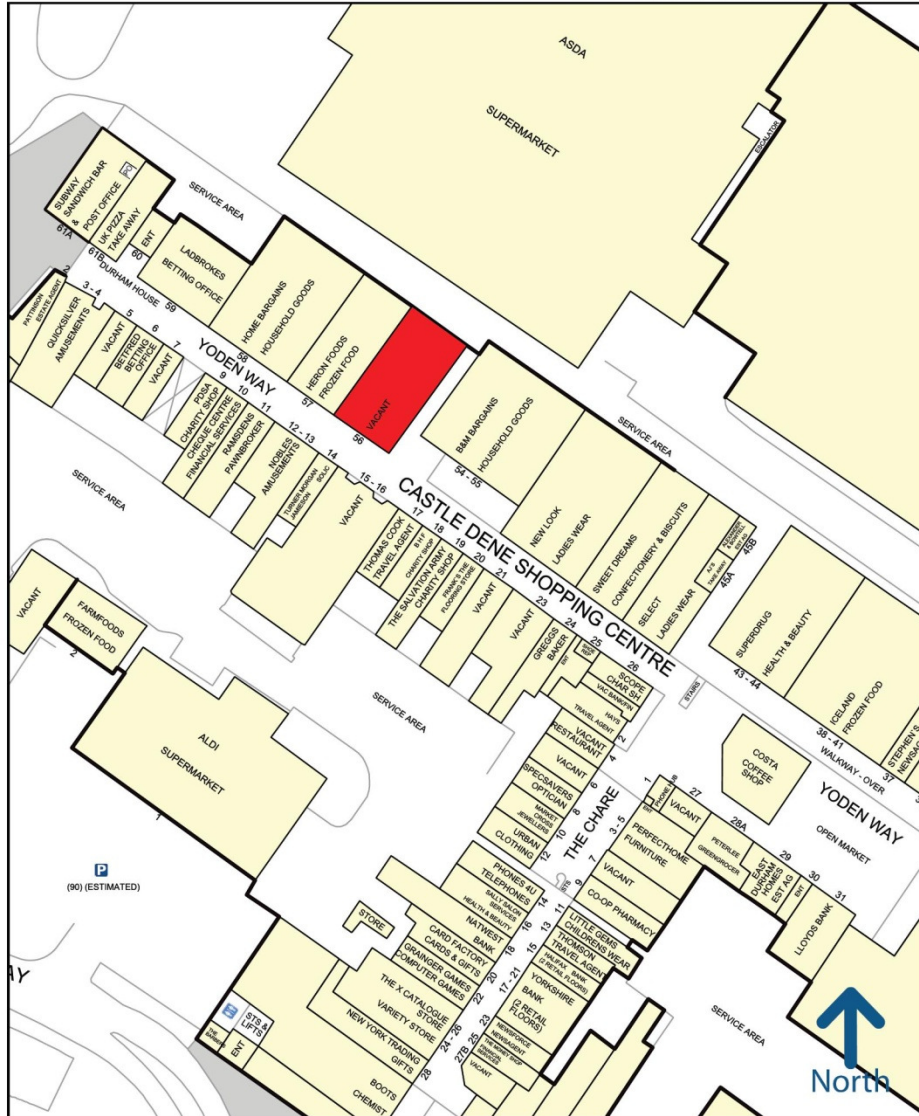
or alternatively our Joint Agents Jamieson Mills
Richard Mills
DD: 020 7758 0053
Email: rjm@jamiesonmills.com

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56 Yoden Way, Castle Dene Shopping Centre, Peterlee



Experian Goad Plan Created: 25/09/2014
Created By: At Retail

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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Ordnance Survey 100019885



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ATF Retail Limited: Registered in England: 9196582

Energy Performance Certificate

Non-Domestic Building



Peacocks Stores Ltd
56 Yoden Way
PETERLEE
SR8 1BS

Certificate Reference Number:
0280-2092-0321-5270-1050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 83 This is how energy efficient the building is.

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	665
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	121.72

Benchmarks

Buildings similar to this one could have ratings as follows:

57 If newly built

91 If typical of the existing stock

Misrepresentation Act 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: Every reasonable effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

