



TO LET

Unit 6 The Chare
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.

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.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,434	133.2

Rent

We are seeking rental offers in the order of £30,000 per annum exclusive.

Tenure

The unit is offered on a new effectively Full Repairing and

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

+44 (0)161 631 2853 +44 (0)7808 646576 grant@barkerproudlove.co.uk

Business Rates

The unit has a 2017 rateable value assessment of £21,750. 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.

Service Charge

The on-account service charge for the year 2018 stands at approximately £4,387.

EPC

Energy Performance Asset Rating - F

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.

SUBJECT TO CONTRACT Details prepared May 2018

Richard Barker

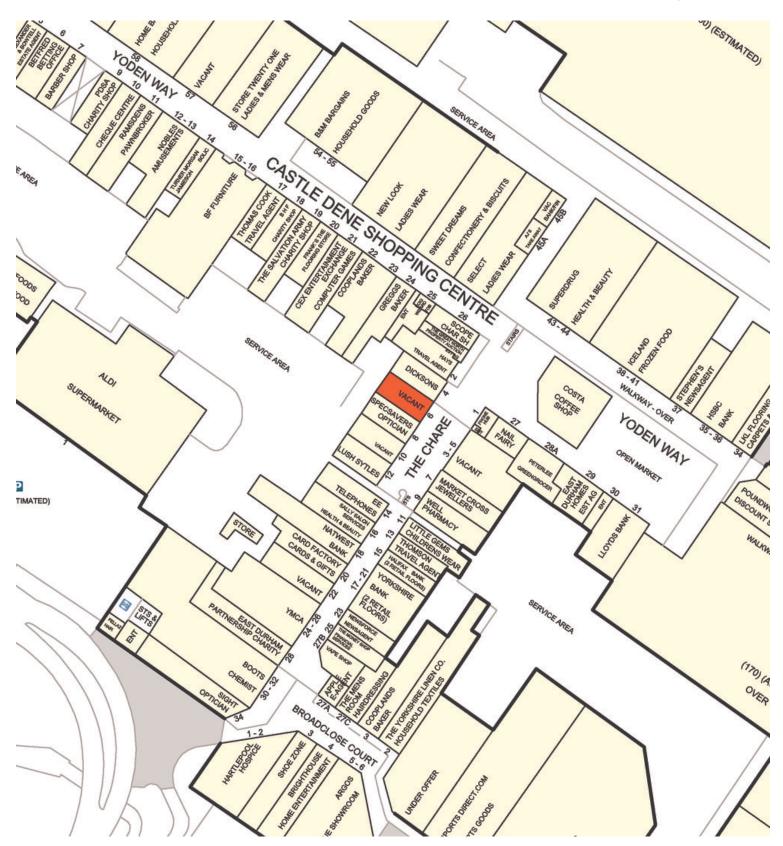
+44 (0)113 388 4856 +44 (0)7771 604525 richard@barkerproudlove.co.uk



Manchester 0161 631 2852

info@barkerproudlove.co.uk

Particulars last updated 31/05/2018



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2018.