

# 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

### 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

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

Barker Proudlove

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