

SHOP TO LET

NEWTON AYCLIFFE – NEW DEVELOPMENT, THE PARADE,
GREENWELL ROAD DL5 4DH

**Mason
Partners**



- 1,800 sq ft (167.23 sq m) that can be split as 2 x 900 sq ft units (83.61 sq m)
- Prominent position with vehicular access off Greenwell Road adjacent to a new Dominos and opposite Aldi
- Direct pedestrian access from Tesco Superstore through to the town centre
- Car parking (5 spaces)

Viewing

Gareth Preston 0151 225 0334 garethpreston@masonpartners.com

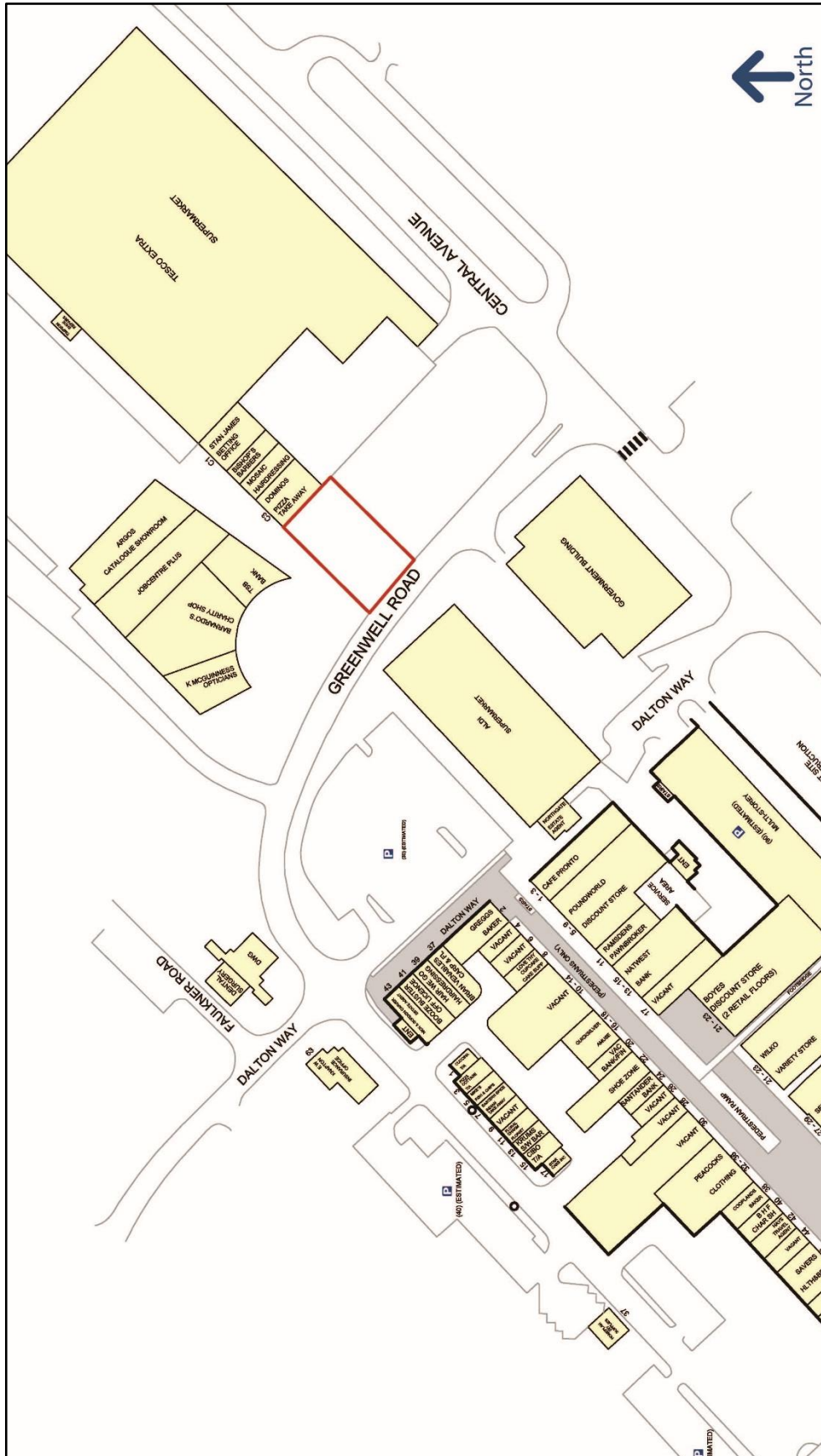
0151 227 1008

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Location

The property will be located in a highly prominent position in Newton Aycliffe town centre as an extension to the existing retail parade linking the Tesco Extra to Aldi across Greenwell Road. Other retailers in the immediate vicinity include Tesco Extra, Dominos, Argos, Barnardos and TSB amongst others.

Accommodation

Once developed the property will offer approximately 1,800 sq ft (167.23 sq m) of accommodation which can be split in to two units of 900 sq ft (83.61 sq m).

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Rates

Not assessed.

EPC

A certificate will be provided on completion of the new development.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.