

# 13 UPPER 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      1,049 sq ft      97.45 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 **£10,000 per annum**.

## **RATEABLE VALUE**

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

Rateable Value:                      £10,500.00  
Rates Payable (2015/16):              £5,218.50

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

## **SERVICE CHARGE**

2015/16 On Account Service Charge £ 3,170.85

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating is Band E (103). A full copy of the EPC is available for inspection if required.

**CASTLE DENE**  
SHOPPING CENTRE · PETERLEE



## **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  
DD: 0191 280 4237  
Mob: 07760 165 077  
Email: [dan@atretail.co.uk](mailto:dan@atretail.co.uk)

Ian Thurlbeck  
DD: 0191 280 4236  
Mob: 07515 831 417  
Email: [iant@atretail.co.uk](mailto:iant@atretail.co.uk)

or alternatively our Joint Agents JamiesonMills

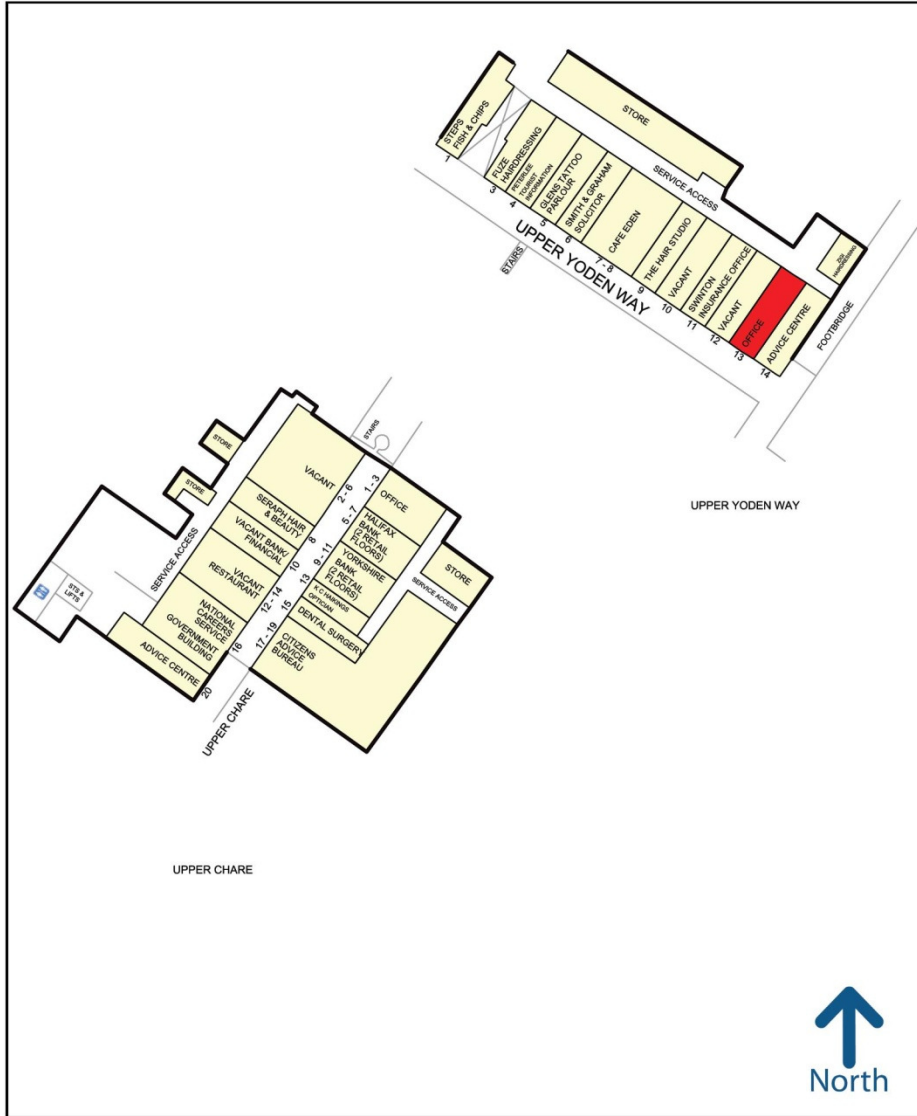
Richard Mills  
DD: 020 7758 0053  
Email: [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)

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13 Upper Yoden Way, Castle Dene Shopping Centre, Peterlee



Experian Goad Plan Created: 05/09/2014  
Created By: At Retail

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[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



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