

PRIME RETAIL UNIT – TO LET

24-26 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.

The town centre is dominated by the Castle Dene Shopping Centre which incorporates 1,171 free car parking spaces and benefits from an approximate average weekly footfall of 110,000 persons per week.

DESCRIPTION

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

Established occupants include **Asda, Post Office, Ladbroke's, B&M Bargains, Iceland, Boots, New Look** and recently **The Money Shop** to name but a few.

ACCOMMODATION

The unit provides the following approximate area:-

Ground Floor NIA 2,995 sq ft 278.24 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: £83,000.00
Rates Payable (2016/17): £41,251.00

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

SERVICE CHARGE

2016/17 On Account Service Charge £8,808.24

LEGAL COSTS

Each party shall bear their own costs incurred in this transaction.



ENERGY PERFORMANCE CERTIFICATE

The property achieves an **Energy Performance Rating of 78** placing it in **category D**. A copy of the EPC is available upon request.

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.

VIEWING

Strictly by prior appointment through:-

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Email: dan@atretail.co.uk

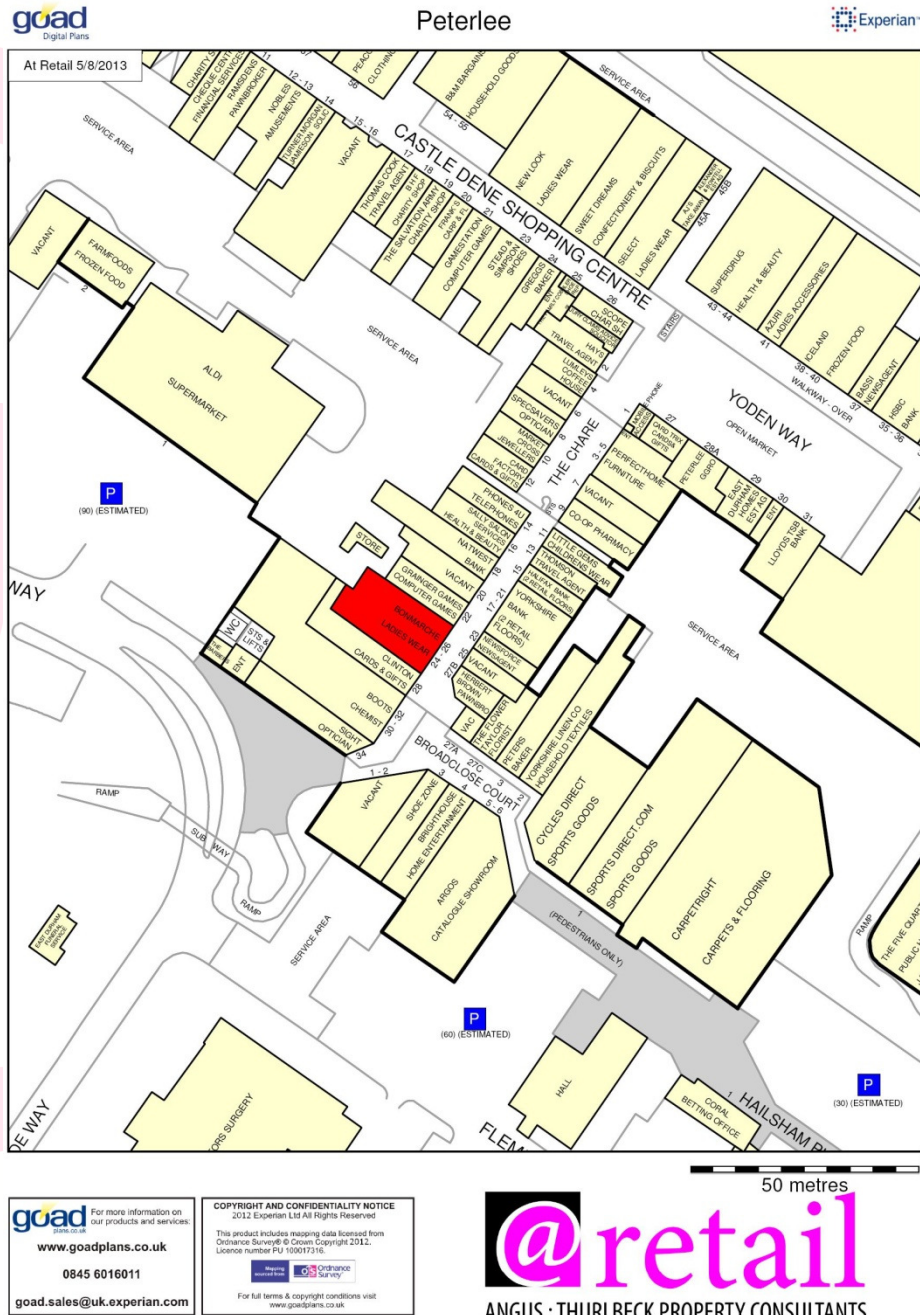
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UPDATED AUGUST 2016





Energy Performance Certificate Non-Domestic Building



Bon Marche
24-26 The Chare
PETERLEE
SR8 1AE

Certificate Reference Number:
0090-4057-0398-6980-1010

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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 277
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 115.58

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

56 If typical of the existing stock

Misrepresentation Act 1967: ATF Retail

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.



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