

AYCLIFFE TOWN CENTRE – UNIT 17 BEVERIDGE WAY NEWTON AYCLIFFE

*** PRIME SHOP TO LET IN OPEN-AIR SHOPPING CENTRE ***

**BCSC GOLD AWARD WINNER
SCHEME REFURBISHMENT & EXTENSION (UNDER £5 MILLION)**



SITUATED ADJACENT TO NATWEST AND BOYES DEPARTMENT STORE
WITH OTHER NEARBY RETAILERS INCLUDING ALDI, WILKO, SANTANDER AND WILLIAM HILL

LOCATION

Newton Aycliffe is located just off the A1(M) some 20 miles south of Durham, 8 miles south-east of Bishop Auckland and 6 miles north of Darlington. The town has a district population of 87,000 (resident 2001) and a catchment population of 244,500 within 10 miles of the centre.

The scheme comprises an open-air purpose-built shopping centre of circa 18,580 m² (200,000 sq.ft.), comprising 70 ground floor shop units and is surrounded by free car parking for approximately 380 cars.

The subject premises are located in the prime pedestrianised pitch of Beveridge Way, adjacent to **NatWest** and **Boyes Department Store** and close to retailers including **Aldi**, **Greggs**, **Select**, **William Hill** and **Wilko**.

THE PROPERTY

The premises are arranged over ground floor only offering the following approximate floor areas:-

Ground Floor Sales	-	89.28 m ²	961 sq.ft.
Ground Floor Ancillary	-	41.34 m ²	445 sq.ft.

LEASE

The premises are available to let on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of **£24,000 p.a. excl.**

EPC

The property has an EPC rating of D. A full EPC certificate is available upon request.



RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£16,500
UBR (2015/2016)	-	49.3p
Rates Payable (2015/2016)	-	£8,135

Interested parties are advised to make their own enquiries to the Local Authority.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

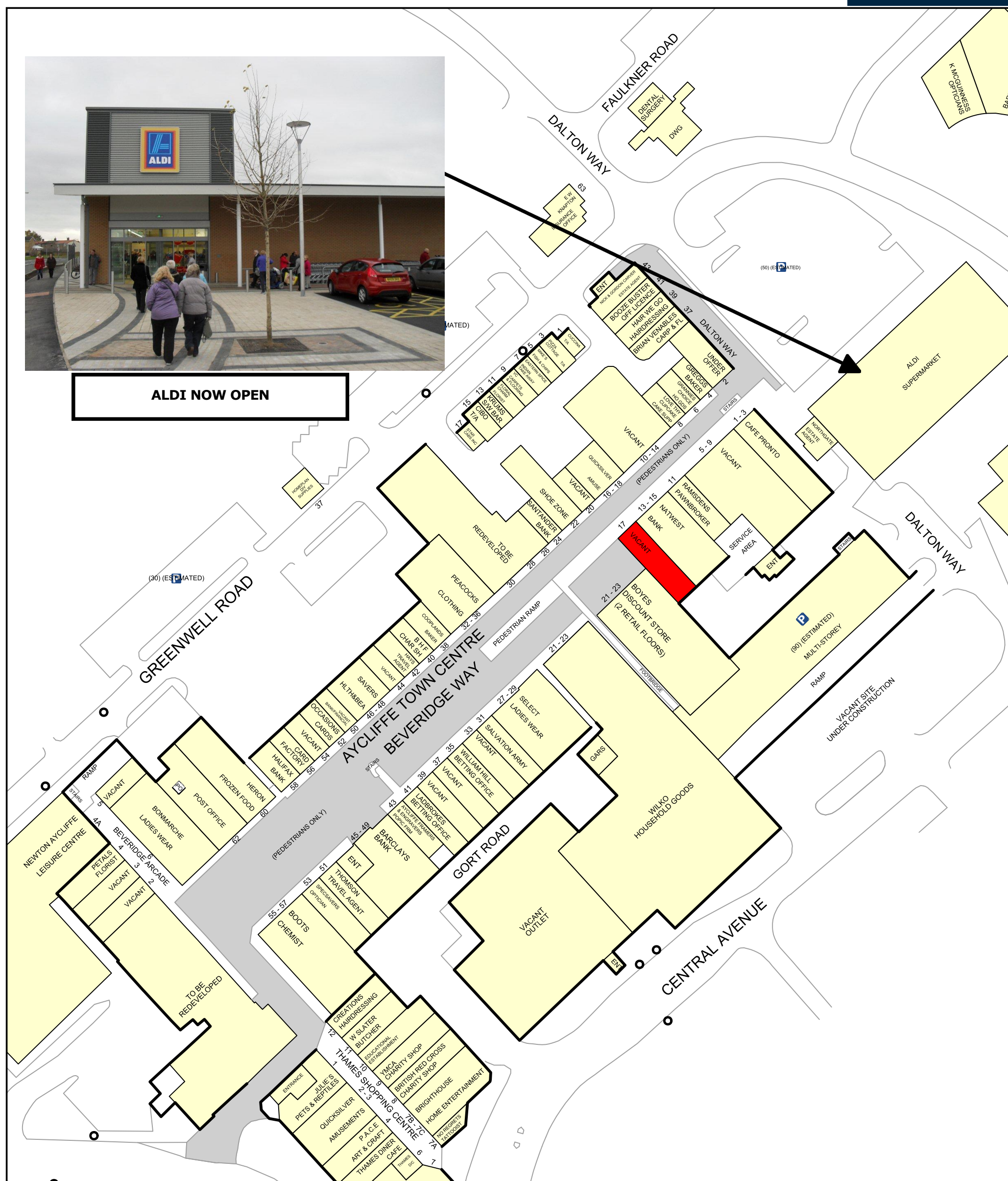
Inspections may be carried out at short notice by contacting:-

Mark Cherry markcherry@smithprice.co.uk or
Jonathan Daniels jonathandaniels@smithprice.co.uk

Tel: 020 7409 2100



As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or be obtained from the Royal Institute of Chartered Surveyors (Tel: 0207 344 3806). In accordance with the Code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.



Experian Goad Plan Created: 23/09/2015
Created By: Smith Price