

12 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 **£12,860 per annum**.

RATEABLE VALUE

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

Rateable Value: £11,250.00
Rates Payable (2016/17): £5,591.25

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 G (191). 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
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Mob: 07760 165 077
Email: dan@atretail.co.uk

Ian Thurlbeck
DD: 0191 280 4236
Mob: 07515 831 417
Email: iant@atretail.co.uk

or alternatively our Joint Agents JamiesonMills

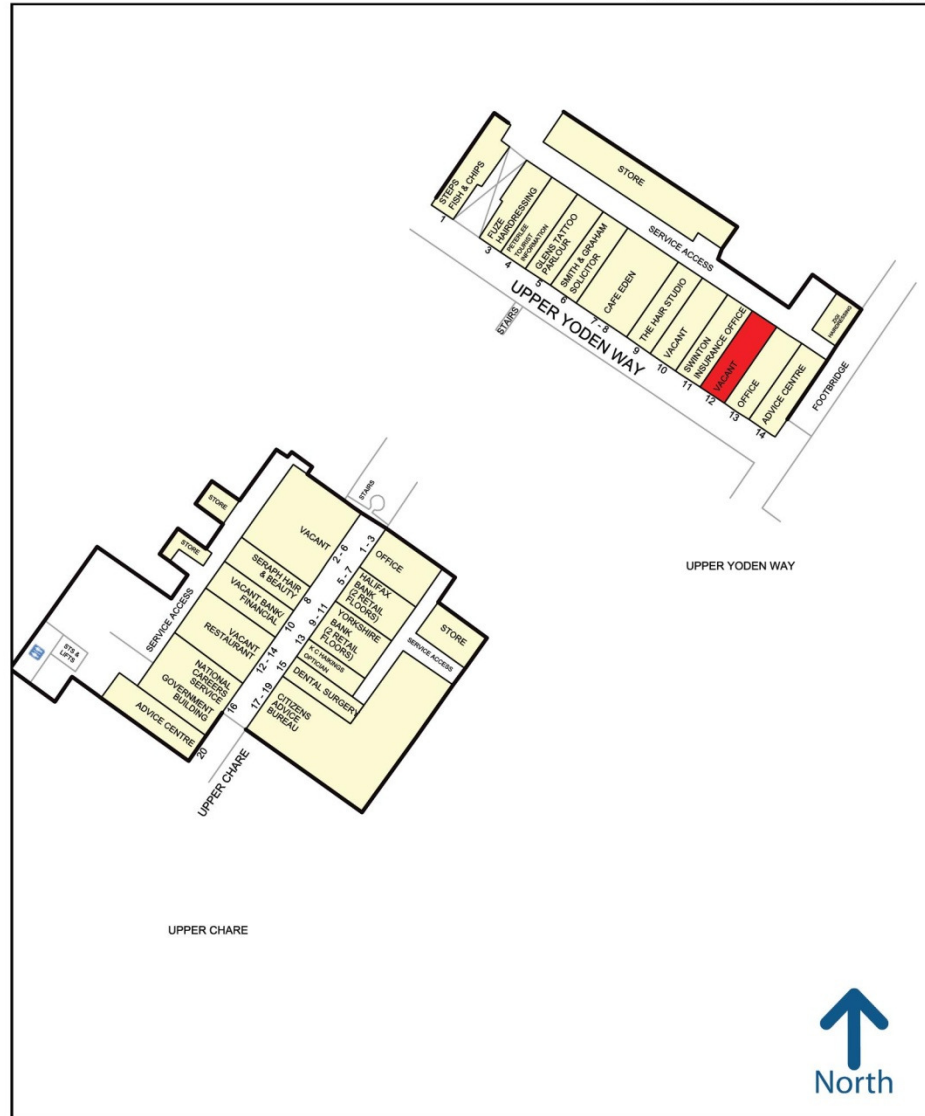
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UPDATED AUGUST 2016





12 Upper Yoden Way, Castle Dene
Shopping Centre, Peterlee



For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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Ordnance Survey 100019885



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ATF Retail Limited: Registered in England: 9196582

Energy Performance Certificate Non-Domestic Building



12, Upper Yoden Way
PETERLEE
SR8 1AX

Certificate Reference Number:
9900-3006-0391-4790-5050

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

E 101-125

F 126-150

G Over 150

191 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 98
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 379.73

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

51 If typical of the existing stock

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