



**KnightFrank.com**



### **To Let – Retail Unit**

**Unit 1 Donwell Village Centre, Donwell, Washington, NE37 1EE**

- Single storey retail unit
- Retail – 54m<sup>2</sup> (581 sq ft)
- Secure unit with electric roller shutters
- Ample parking to rear
- Situated within a popular residential area.

**+44(0) 191 221 2211**

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

## Location

The property is located in Donwell Village Centre. The centre comprises of a General Dealers / Off Licence, Chinese Takeaway, The Wessington Public House and a Community Centre

The centre benefits from the surrounding popular residential area.

There is ample parking to the rear of the village centre.

## Description

The property comprises of a ground floor lock up shop benefitting from access both within the village centre and to the rear car park area.

There are electric roller shutters to the front of the unit and a manual shutter covering the rear entrance. The unit also benefits from an alarm system.

There is a small kitchen area and WC to the rear of the unit.

All measurements are on a Net Internal basis and are subject to on site verification.

## Energy Performance Certificate

Energy Rating – E - 113

## Rent & Terms

The property is available to let on a new EFRI lease for a term of years to be agreed at a rent of £6,000 per annum.

## Service Charge

In addition to the rent a service charge is recoverable from the tenants for the maintenance and repair of the structure of the building and any common parts.

## Rating

Business Rates payable are approximately £1,584 per annum.

We advise that interested parties should contact the Business Rates Department at Sunderland City Council to satisfy themselves in respect to the precise rates payable.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of the legal documentation.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Important Notice

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**Viewing**

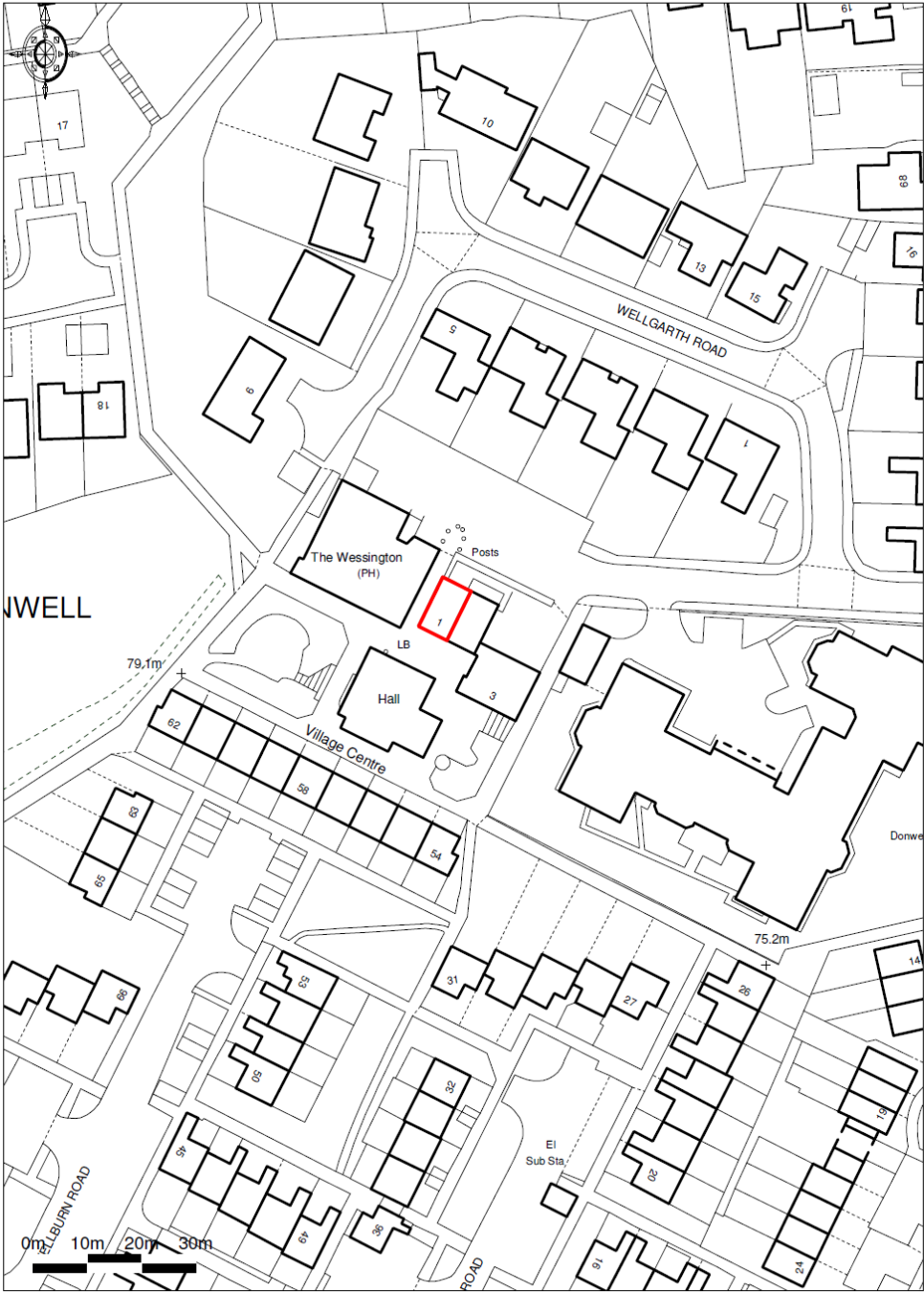
Viewing is strictly by appointment through Knight Frank on 0191 221 2211.

Particulars : July 2016 / Images : July 2016

**Code of Leasing Business Premises**

Knight Frank is a supporter of the leasing code ([www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)).

Unit 1 Donwell Village Centre, Donwell, Washington



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Donwell Village Centre

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