NEWTON AYCLIFFE - NEW DEVELOPMENT, THE PARADE,

GREENWELL ROAD DL5 4DH

Mason Partners

0151 227 1008

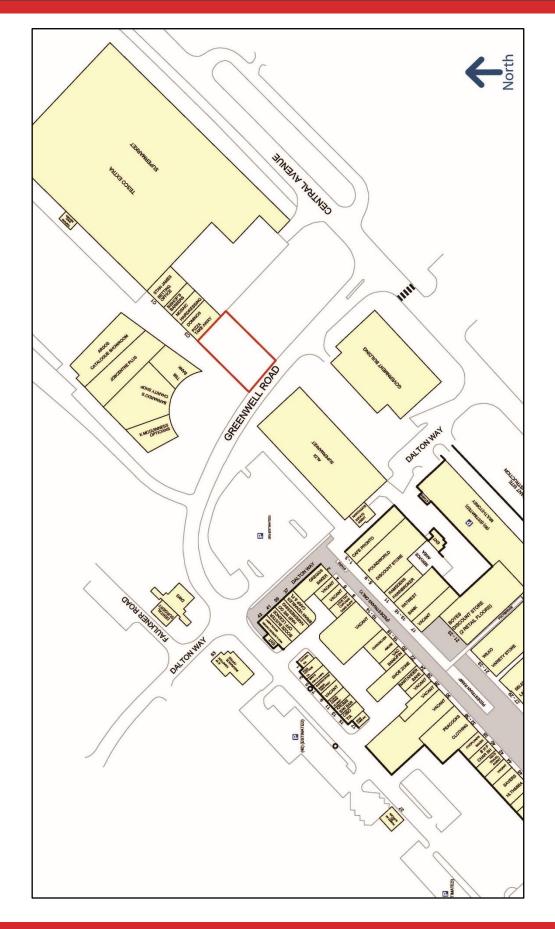


- 1,800 sq ft (167.23 sq m) that can be split as 2 x 900 sq ft units (83.61 sq m)
- Prominent position with vehicular access off Greenwell Road adjacent to a new Dominos and opposite Aldi
- Direct pedestrian access from Tesco Superstore through to the town centre
- Car parking (5 spaces)

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Location

The property will be located in a highly prominent position in Newton Aycliffe town centre as an extension to the existing retail parade linking the Tesco Extra to Aldi across Greenwell Road. Other retailers in the immediate vicinity include Tesco Extra, Dominos, Argos, Barnardos and TSB amongst others.

Accommodation

Once developed the property will offer approximately 1,800 sq ft (167.23 sq m) of accommodation which can be split in to two units of 900 sq ft (83.61 sq m).

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Rates

Not assessed.

EPC

A certificate will be provided on completion of the new development.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars at this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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