

57 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, Ladbroskes, 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	2,601 sq ft	241.64 sq m
First Floor Ancillary	1,036 sq ft	96.25 sq m

LEASE TERMS

The unit is available on terms to be agreed. The lease will be drawn up on effectively full repairing and insuring terms via a service charge at an initial rent of **£45,000 per annum**.

RATEABLE VALUE

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

Rateable Value:	£39,250.00
Rates Payable (2015/16):	£19,350.25

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

SERVICE CHARGE

2013/14 On Account Service Charge £9,742.39

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is available on request. A full copy of the EPC is available for inspection



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:-

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or alternatively our joint agents Jamieson Mills:-

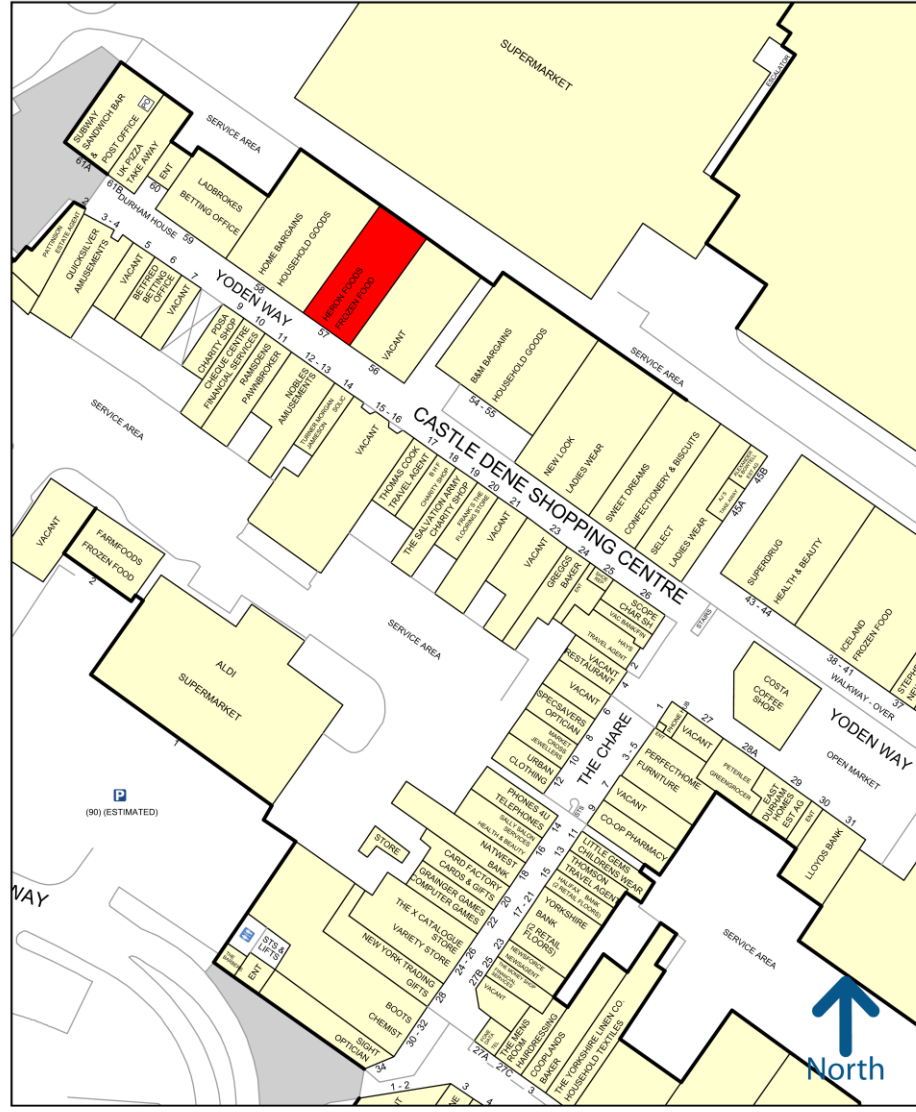
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Peterlee



Experian Goad Plan Created: 25/09/2015
Created By: ATF Retail

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