

## AYCLIFFE TOWN CENTRE – CENTRAL AVENUE NEWTON AYCLIFFE

**\* LARGE HIGHLY VISIBLE ROADSIDE RETAIL UNIT / LEISURE  
SHOWROOM / WORKSHOP / BUSINESS SPACE \***

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

*AVAILABLE AS A WHOLE OR CAN BE SUB-DIVIDED*



### 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 m<sup>2</sup> (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 on the edge of Newton Aycliffe Town Centre, but accessed separately from Central Avenue – the Town Centre's arterial route.

### THE PROPERTY

The premises comprise a large unit suitable for a variety of uses (subject to planning) over ground floor with a small mezzanine offering the following approximate floor areas:-

Ground Floor (GIA)	-	1,404.96 m <sup>2</sup>	15,123 sq.ft.
Mezzanine (GIA)	-	355.26 m <sup>2</sup>	3,824 sq.ft.
Total	-	1,760.22 m <sup>2</sup>	18,947 sq.ft.

\* It should be noted that these areas have been measured from plans and will need to be verified on-site.

**NB: It is possible for the unit to be sub-divided to suit a specific occupier's requirement – further information and plans are available on request.**

### LEASE

The space is available to let on a new lease basis and we invite interested parties to contact us for further information.



ARTIST'S IMPRESSION OF POTENTIAL NEW FACADE (STP)

### RATES

The premises will be re-assessed for rating purposes following the sub-division works.

### EPC

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

### COSTS

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

### INSPECTION

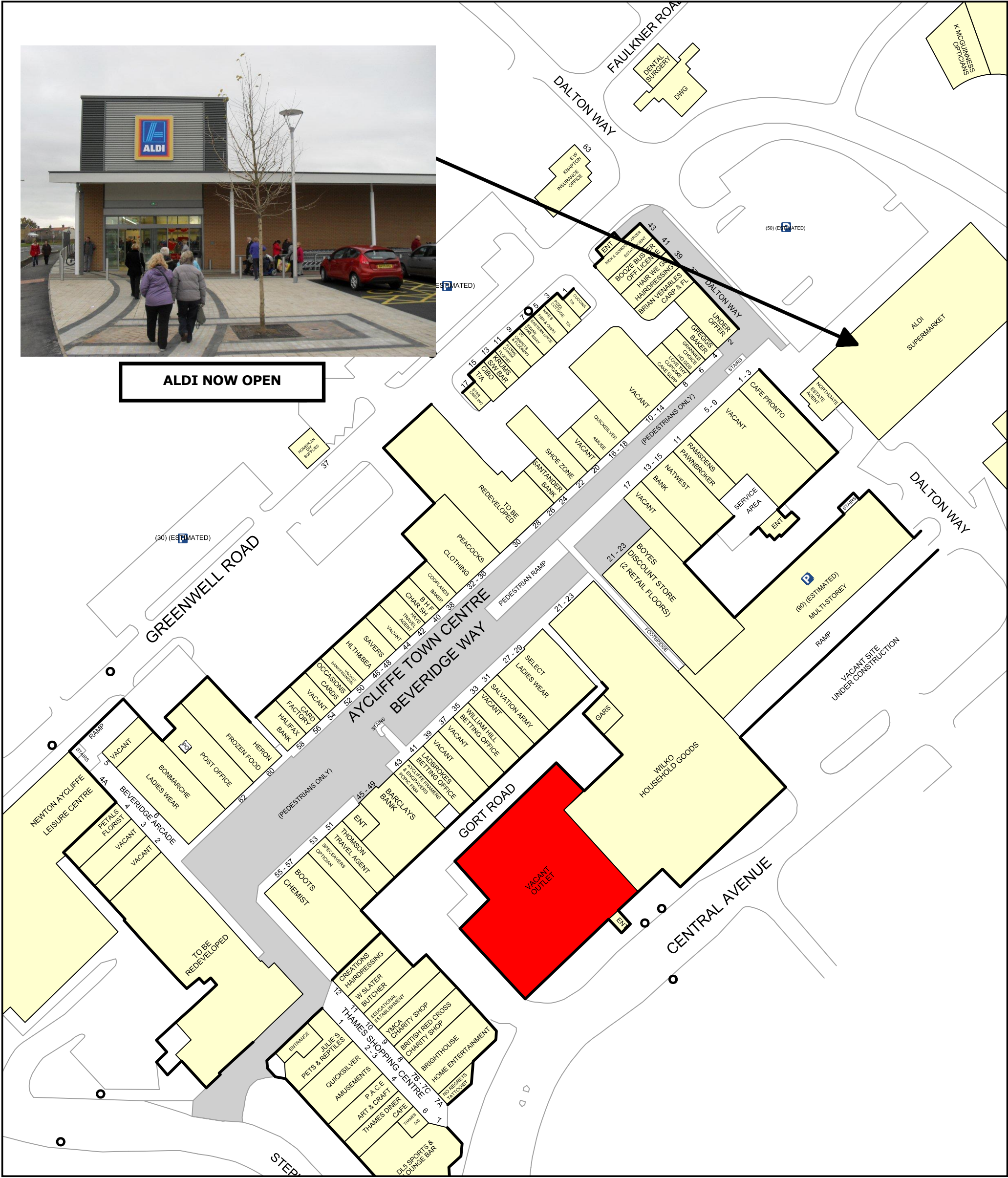
Inspections may be carried out at short notice by contacting:-

**Mark Cherry** [markcherry@smithprice.co.uk](mailto:markcherry@smithprice.co.uk) or  
**Jonathan Daniels** [jonathandaniels@smithprice.co.uk](mailto: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.org.uk](http://www.commercialleasecode.org.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.



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.

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