

TO LET 12,679sqft RENTAL REDUCED!!

Extensive & Prominent Retail Warehouse - may split

3 Hailsham Place, Peterlee, County Durham SR8 1AJ



LOCATION & DESCRIPTION

Peterlee is a densely populated County Durham town close to the north-east coast and is easily accessible via the A19. The subject premises are in the heart of the town centre adjacent to the Castle Dene Shopping Centre - which is the focus for shopping in the area. Nearby occupiers include Sports Direct, British Heart Foundation and Coral.

The unit is near to the south west entrance to the shopping centre and has a free car park opposite. Its prominent corner location is visible from the main road and there is a signage opportunity on the return frontage at high level. The unit is arranged to provide extensive clear sales at ground floor with a rear storage area plus a dedicated service yard to the rear. The unit has an extensive glazed frontage is available protected by internally operated electric roller shutters. The premises have a gas fired space heating system and in part a suspended ceiling with inset lighting has been installed. Formerly used by a flooring retailer, it has potential for several uses including retail or health and fitness.

It has the following principle dimensions & areas:

Floor to ceiling Height (underside of beam)	4.5 m	(14'9")
Internal Width	23.68 m	(77'8")
Maximum Sales Depth	38.96 m	(127'9")
Ground Floor Total Area (GIA)	1178 sqm	(12,679 sqft)

There is also a further area at 1st floor level which can be demised to the unit if required although this has been split off from the main building. Please ask for floor plans detailing this space.

Consideration may be given to splitting the accommodation subject to demand and covenant.

LEASE TERMS

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

A rental of £70,000 per annum is required. Further details available upon request.

BUSINESS RATES

The premises are assessed at RV £72,500 from 1st April 2017. The current Uniform Business Rate for 2021/22 is set at 0.512 pence in the pound making the annual rates payable £37,120.

Interested parties should verify the above information and understand if there is any business relief or transition available by making contact with the local rating authority directly

ENERGY PERFORMANCE

B44.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a new lease.

VAT

All figures within these terms are exclusive of VAT where chargeable.

JUNE 2022

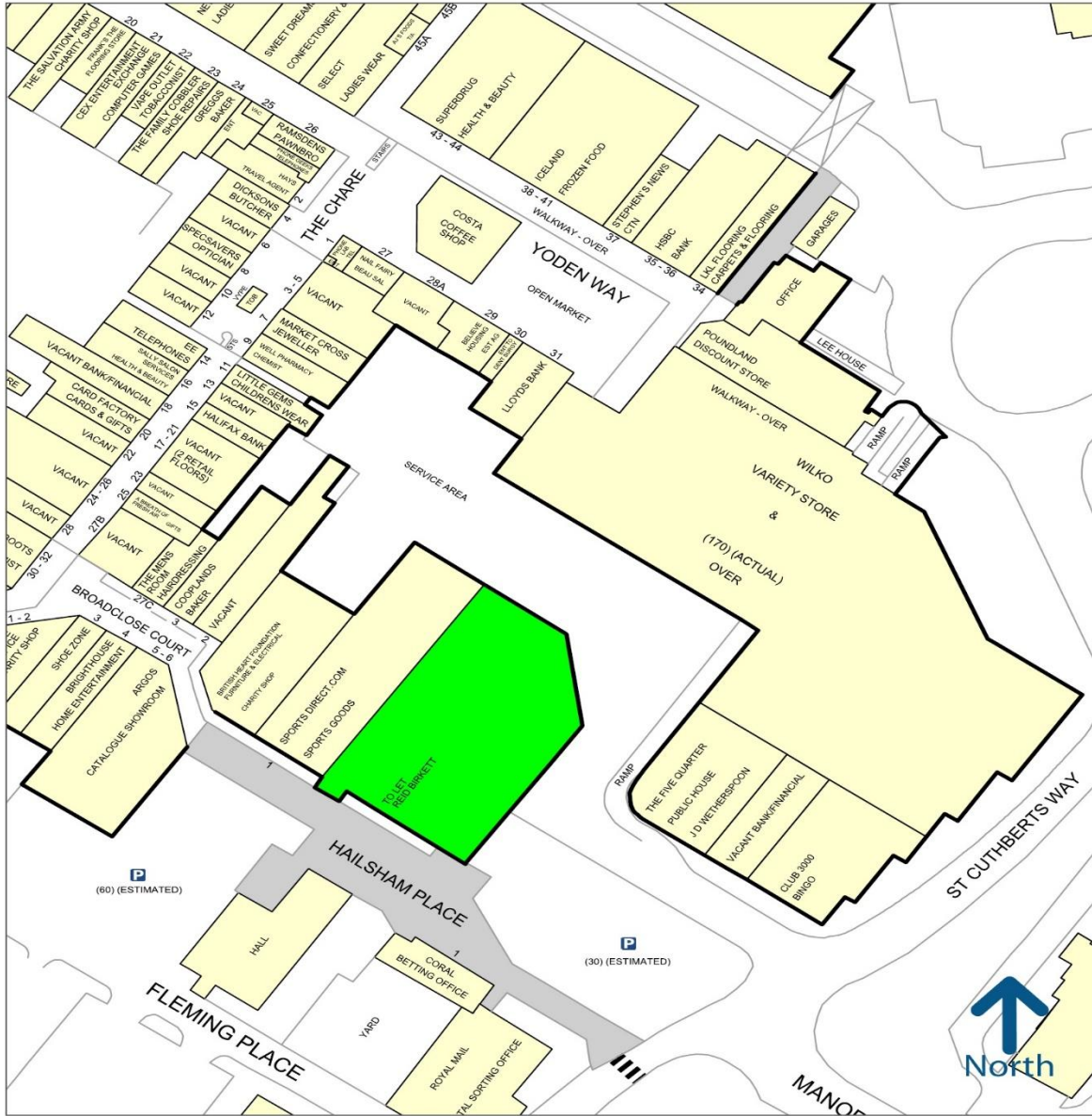
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Peterlee



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