Greenwell Road Newton Aycliffe County Durham

A local convenience parade of 8 retail units with offices above sited next to a large Tesco.

A LOCAL CONVENIENCE PARADE



Total development

29,985 Sq.ft (2,786 sq.m)

DL5 4DH

Anchored by





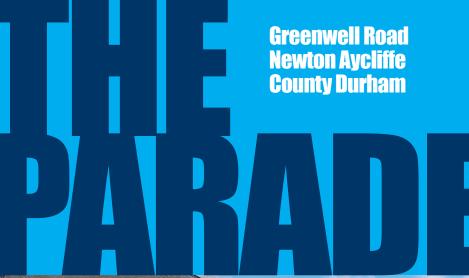














DIRECT PEDESTRIAN ACCESS FROM TESCO THROUGH TO TOWN CENTRE



PARADE UNITS TO LET



Unit B5, The Parade

5,766 sq.ft (536 sq.m)



Areas (approx. NIA)	sq.ft	sq.m
First Floor (inc Stock Room & Amenity)	5,766	536
TOTAL	11,322	1,052
Rent	Available on request	

Unit B3, The Parade

1,679 Sq.ft (156 sq.m



Rateable Value is subject to change in April 2023

Service charge & insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available.

Energy performance

Further information available upon request.

Possible uses

Under the new E Use Class the units could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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Viewing

Strictly via prior appointment:



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