

On the Instructions of



# NEWTON AYCLIFFE, COUNTY DURHAM DL5 4DP

## 10/14 Beveridge Way



### Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	338.44	3,643
First Floor Storage	231.51	2,492
<b>Total Accommodation</b>	<b>569.95</b>	<b>6,135</b>

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the incoming tenant.

### Lease

The premises are held by way of a full repairing and insuring lease for a term expiring June 2020 subject to 5 yearly upward only rent reviews at a current passing rental of £52,871 per annum exclusive.

### Terms

Our clients are seeking to dispose of their leasehold interest either by way of assignment or new sub-lease.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through joint agents.

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**For further opportunities please visit**  
**[www.rapleysmorrisons.co.uk](http://www.rapleysmorrisons.co.uk)**

### Location

The unit is situated in a busy pedestrianised thoroughfare in Newton Aycliffe town centre in close proximity to **Boots, Bon Marche, Mackays, Peacocks,** and **Superdrug** amongst others.

Newton Aycliffe is 6 miles north of Darlington, 14 miles south of Durham and some 2 miles to the north of Junction 59 of the A1(M).

### Description

The unit comprises premises arranged over ground and first floor with the benefit of rear servicing.

### Planning

The unit benefits from Class A1 planning permission.

### Rating

We are verbally advised the Rateable Value for the unit is £41,750, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

