

**3 MONTHS
RENT FREE**

On the Instructions of



KILLINGWORTH, TYNE & WEAR NE12 6YT

Unit 25, The Killingworth Centre



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Sales	113.12	1,218

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

Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed, at a commencing rental of £26,000 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £2,300 and £1,275 respectively.

Location

The unit is situated in a prime location within the Killingworth Centre, which provides the retail focus for the town. The centre is anchored by a 7,897 sq m (85,000 sq ft) Morrisons food store with other notable retailers including **Wilkinson, Peacocks, Thomas Cook, Matalan, Thorntons, Birthdays, and Ladbrokes** amongst others.

The centre has the benefit of 1,200 free car parking spaces, and also incorporates a covered bus station, stand alone **McDonalds**, and **KFC** restaurants, and a medical centre.

The new town of Killingworth is situated 5 miles to the north of Newcastle city centre.

Description

The unit comprises premises arranged over ground floor only, laid out to provide sales area with staff area and stock room to the rear. The unit also benefits from access to a rear service corridor leading to the common service yard.

Planning

The unit benefits from Class A1 planning permission.

Rating

We are verbally advised the Rateable Value for the unit is £20,750, the UBR for 2011/2012 being 43.3p.

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

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

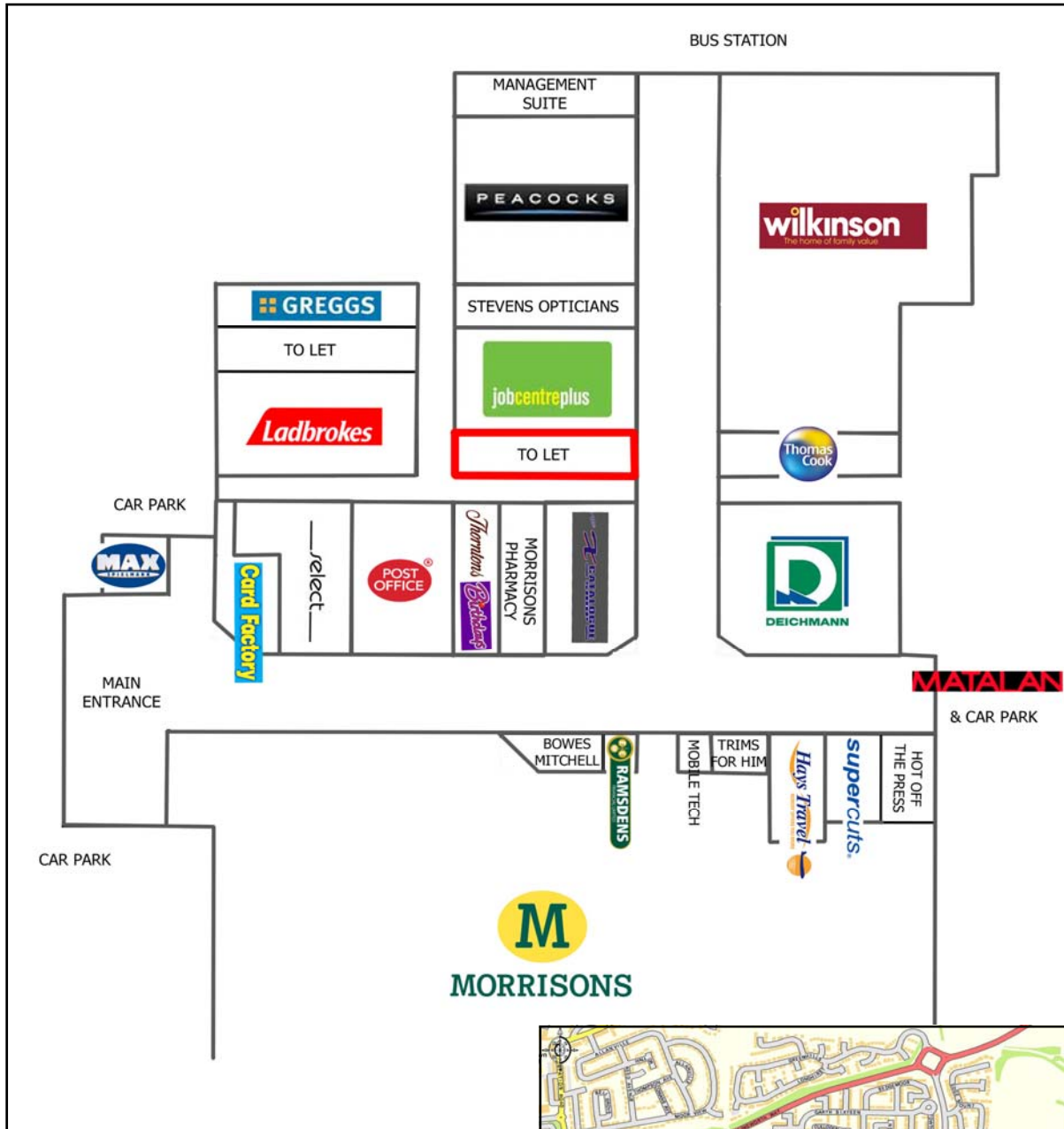
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

**Contact: Tom Beaumont
0161 817 6223
teb@rapleys.co.uk**

**For further opportunities please visit
www.rapleysmorrisons.co.uk**



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