

**Retail Unit  
TO LET**

**Retail & Leisure**

**12 MONTHS  
RENT FREE**

On the Instructions of



# KILLINGWORTH, TYNE & WEAR NE12 6YT

## Unit 34, The Killingworth Centre



### Location

The unit is located on the external parade fronting 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**, **Greggs**, 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 and first floors, with the majority of sales area on the first floor level, accessed via a staircase from the ground floor. The unit benefits from an internal disabled access lift and WCs and staff facilities on the first floor.

The property is currently used as a children's play centre although would suit a variety of alternative retail and leisure uses, subject to appropriate planning consents.

### Planning

The unit benefits from Class D2 planning permission.

### Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	133.72	1,439
First Floor	1,139.16	12,262
<b>Total Accommodation</b>	<b>1,272.88</b>	<b>13,701</b>

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 £80,000 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £2,600 and £3,830 respectively.

### Incentives

An incentive equivalent to 12 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first two years of the term.

### Rating

We are verbally advised the Rateable Value for the unit is £23,750, the UBR for 2011/2012 being 43.3p.

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

### 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**  
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**[www.rapleysmorrisons.co.uk](http://www.rapleysmorrisons.co.uk)**



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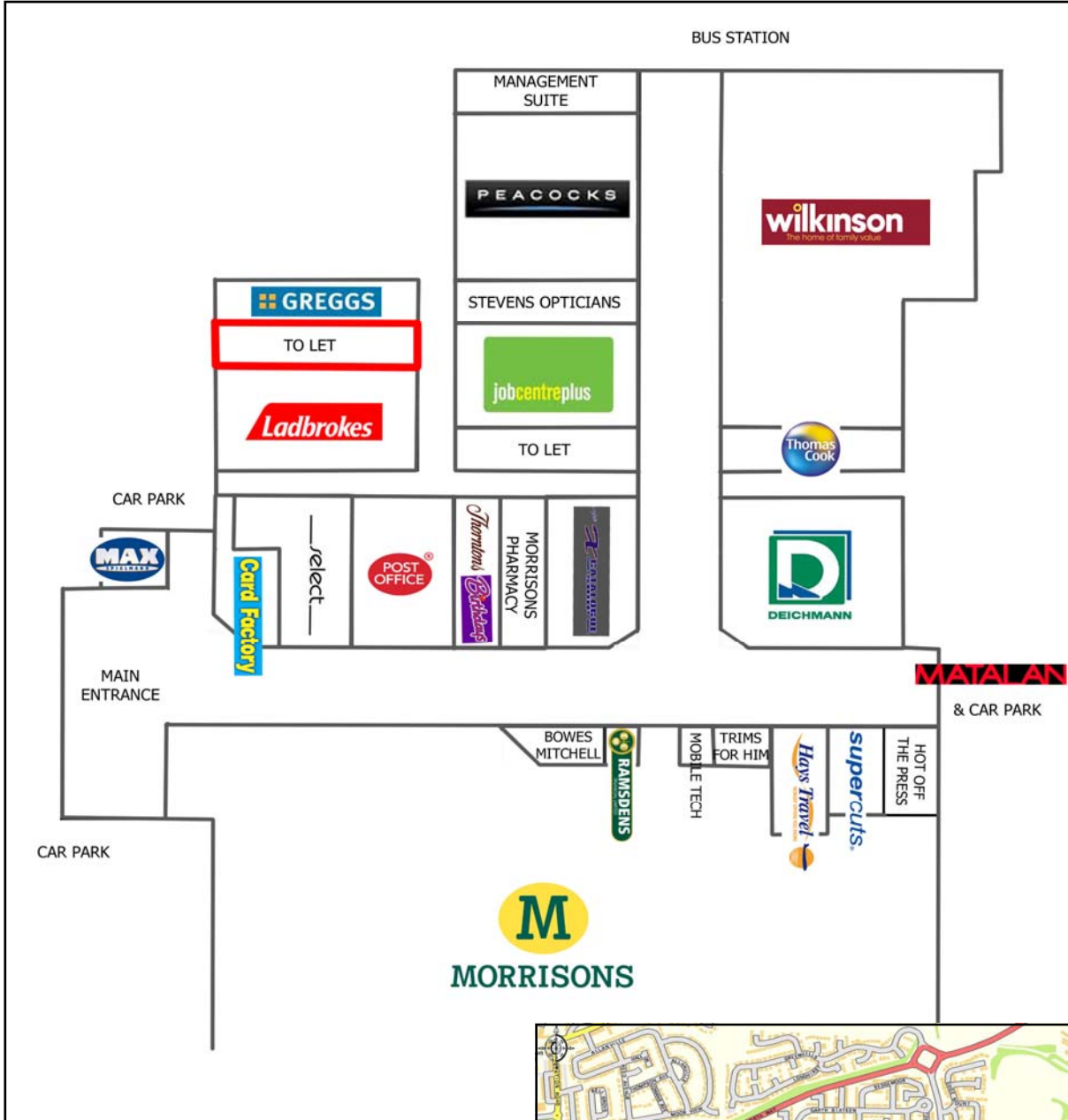
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