

TO LET Retail Development

rapleys.com **0370 777 6292** Land Lying to the North of Stadium Way, St Helen Auckland, Bishop Auckland DL14 9AE Alfred Bartlett 07738 090760 | alfred.bartlett@rapleys.com





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Location

The site lies to the north of Stadium Way in an established mixed use commercial location. It sits in close proximity to many national retailers including **Travis Perkins**, **Howdens**, **Sainsbury's**, **Tesco** and **McDonald's**.

Description

A new build development comprising of a 2,734 sq ft trade unit. The adjacent unit is pre-let to **Toolstation**.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	220.55	2,374

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

For a new lease to be agreed.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: N/A.

VAT

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

Viewing

The site can be viewed from Stadium Way at any time. Parties wishing to walk onto the site may do so entirely at their own risk.



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