

020 7491 0999

Douglas Stevens

Chartered Surveyors



## KILLINGWORTH

### Unit 14

### The Killingworth Centre

### SHOP TO LET

### Subject to Vacant Possession

#### Location

Killingworth Shopping Centre is the principal retail offer in Killingworth anchored by a 90,000 sq ft Morrisons, 50,000 sq ft Matalan, 38,000 sq ft Wilko's and a 20,000 sq ft Home Bargains.

There are 700 free surface car parking spaces.

#### Accommodation

This ground floor lock-up shop sits between Wilko's and Deichmann. It is currently arranged as a ground floor sales area, with offices, staff room and WC to the rear. The approximate areas are as follows:

Gross Frontage	17 ft 11 ins	5.47 m
Internal Width	17 ft 11 ins	5.47 m
Shop Depth	42 ft 4 ins	12.88 m
Built Depth	72 ft 6 ins	22.09 m
Ground Floor	1,239 sq ft	116.3 sq m

#### Lease

The premises are available on a new effectively full repairing and insuring lease for a term of five years.

#### Rent

£22,500 per annum exclusive.

#### Rates

We are electronically informed that the rates are as follows:

Rateable Value:	£20,750
Rates Payable (2019/2020):	50.4 pence

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

#### Service Charge

To be confirmed.

#### Energy Performance Certificate

A copy of the EPC can be made available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

#### Viewing and Further Information

Strictly by prior appointment:-

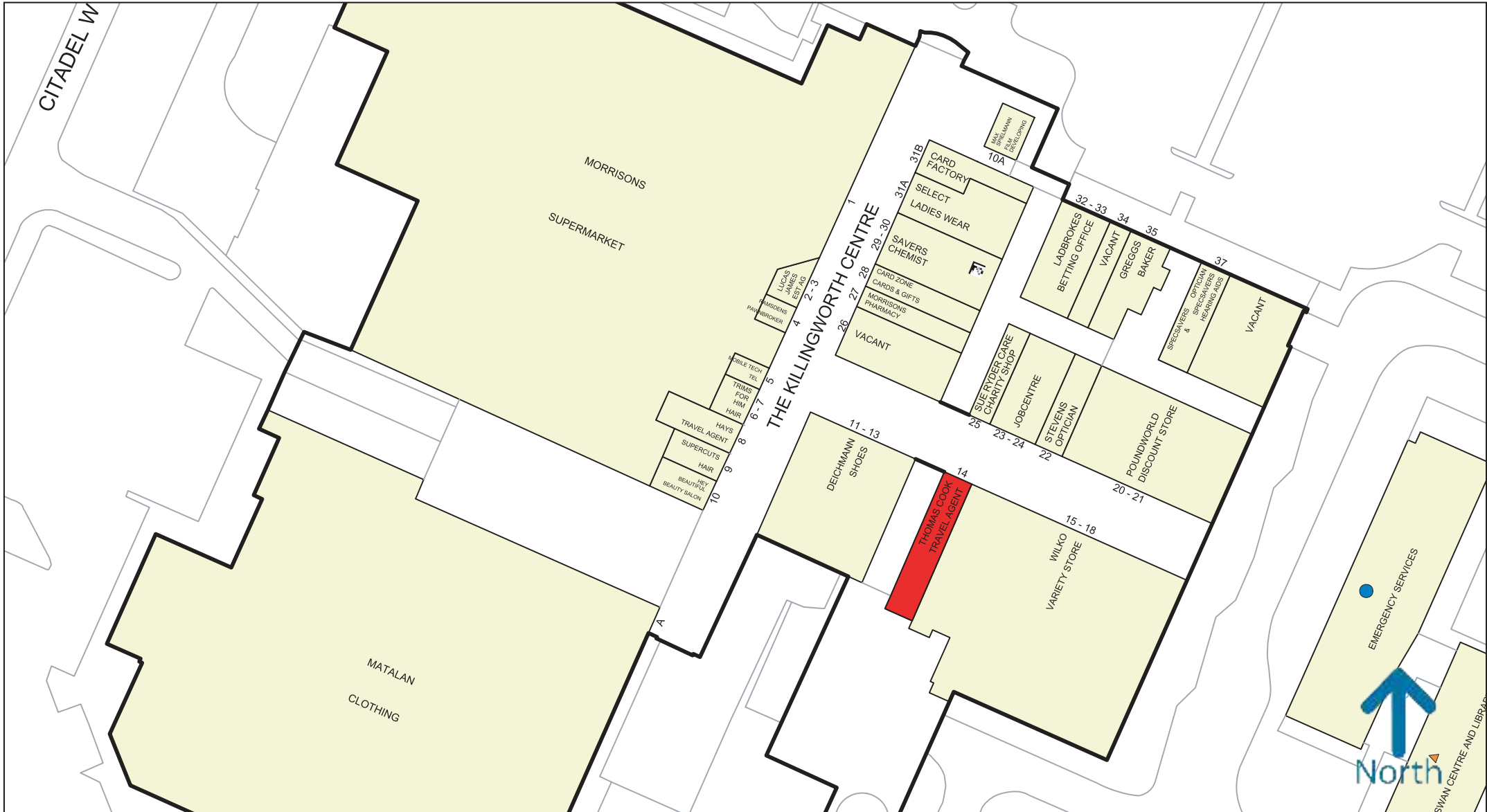
#### Douglas Stevens

#### Douglas Stevens & Company

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SUBJECT TO CONTRACT



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50 metres

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