

## Rent on application

- Self-Contained Retail/Healthcare Suite
- 80 sqm (861 sqft)

**Ground Floor Suite, Pease Way, Newton Aycliffe, Durham, DL5 5NH**

Regent House, 5 Queen Street, Leeds, LS1 2TW  
Tel: 0113 386 3100 Email: leedscomm@dacres.co.uk

**dacres.co.uk**   

## Location

The premises are located within Newton Aycliffe at the junction of Stephenson Way and Pease Way. Within a 10 mile radius are several towns and villages including Darlington and Bishop Auckland and enjoys good access to the A1(M).

## Description

The suite forms part of Peaseway Medical Centre, a large established G1 practice located in the centre of Newton Aycliffe.

The suite is suitable for a variety of healthcare/retail uses including other surgery type uses including dental surgery, opticians and other complimentary healthcare uses. The building is finished in modern materials including brick render and some timber cladding.

Externally, onsite car parking provisions will be available.

As the property is situated in a medical centre, the use is to be complementary to the medical centre.

## Accommodation

The accommodation is measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018) on a net internal floor area basis:

	Sqm	Sqft
Ground Floor	80	861

## Business Rates

We have made enquiries with the VOA website and can reveal that the following information is listed from the 2017 list:

Rateable Value £6,800  
Standard Non Domestic Multiplier 2021/22 : 49.9p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

## Terms

The suite is available to let based on full repairing and insuring lease.

Further details available on request.

## Legal costs

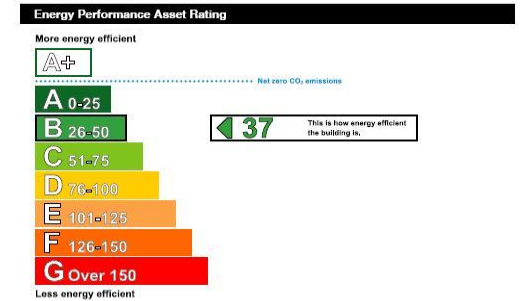
Each party to the transaction will be responsible for their own legal costs incurred



### VIEWING / FURTHER INFORMATION

Call 0113 386 3100

Ref: David Ogilvie



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