

THE PARADE

Greenwell Road
Newton Aycliffe
County Durham

A local convenience parade of 8 retail units with offices above sited next to a large Tesco.

A LOCAL CONVENIENCE PARADE



Total development

29,985 sq.ft

(2,786 sq.m)

DL5 4DH

Anchored by



THE PARADE

Greenwell Road
Newton Aycliffe
County Durham



**DIRECT
PEDESTRIAN
ACCESS FROM
TESCO
THROUGH TO
TOWN CENTRE**



THE PARADE UNITS TO LET



Unit B5, The Parade

5,766 sq.ft (536 sq.m)



Areas (approx. NIA)	sq.ft	sq.m
First Floor (inc Stock Room & Amenity)	5,766	536
TOTAL	11,322	1,052
Rent	Available on request	

Unit B3, The Parade

1,679 sq.ft (156 sq.m)



Areas (approx. NIA)	sq.ft	sq.m
Ground Floor	1,679	156
Rent	Available on request	
Rateable Value	£17,000	
Rates Payable	£8,483	

Rateable Value is subject to change in April 2023

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Service charge & insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available.

Energy performance

Further information available upon request.

Possible uses

Under the new E Use Class the units could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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*Potential occupiers to make own enquiries to clarify accuracy of data.

Location

The property will be located in a highly prominent position in Newtown Aycliffe town centre as an extension to the existing retail parade linking the Tesco Extra to Aldi across Greenwell Road.



Viewing

Strictly via prior appointment:

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