

Festival Walk | Spennymoor

TO LET

Artist's impression of units available from late 2021 / early 2022



Refurbished units available - from 683 sq ft to 4,289 sq ft

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| Unit 9 | Ground floor 1,315sq ft | 1st floor 1,315 sq ft | Total 2,630 sq ft | Rental £25,000 per annum exclusive |
|--------------------|--------------------------|-----------------------|-------------------|------------------------------------|
| Unit 11 (if split) | Ground floor 738 sq ft | | | Rental £12,500 per annum exclusive |
| Unit 12 (if split) | Ground floor 727 sq ft | | | Rental £12,500 per annum exclusive |
| Unit 13 (if split) | Ground floor 606 sq ft | 1st floor 2,111 sq ft | Total 2,717 sq ft | Rental £18,500 per annum exclusive |
| Units11-13 (whole) | Ground floor 2,178 sq ft | 1st floor 2,111 sq ft | Total 4,289 sq ft | Rental £35,000 per annum exclusive |
| Units 15-17 | UNDER OFFER | | | |
| Unit 19 | Occasions Cards | | | |
| Unit 21 | Hindhaugh Opticians | | | |
| Unit 23 | Ground floor 683 sq ft | | | Rental £12,500 per annum exclusive |
| Unit 25 | Ground floor 719 sq ft | | | Rental £12,500 per annum exclusive |

Location

Festival Walk is located in the heart of Spennymoor Town with good transport links to the A1(M).

The surrounding estate is predominantly retail, leisure and residential uses and the units will sit beside a brand new Aldi development

Currently undergoing a major refurbishment this is a well located site with a range of refurbished units.

The units will be ready for occupation by late 2021/early 2022 but are available to be reserved immediately.

The units range from from 683 sg ft to 4,289 sg ft and can be combined.

The refurbishment works will include the following specification:

- Over cladding to roof including gutters, downpipes, fascias to front and rear
- Aluminium shop fronts and doors to front elevation
- UPVC windows to ribbon windows to the rear elevation
- Internal security shutters
- New electrical distribution board to each unit
- New steel door sets to rear elevation

Tenure

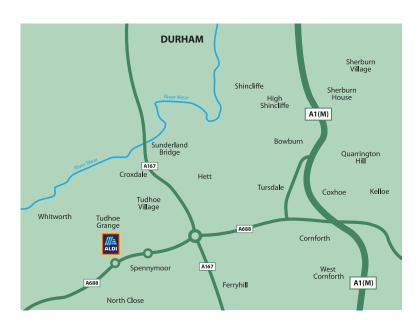
The units are available To Let by way of new FRI leases and full terms are available upon request

EPC

To be confirmed once refurbishment works are completed.

Vat and business rates will apply to quoted rents

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