

## TO LET

## UNIT 4, TEAL FARM VILLAGE, WASHINGTON, NE38 8FB



- Double Fronted unit at entrance to the parade.
- Fitted Salon & Beauticians.
- Neighbourhood scheme with immediate catchment and ample parking.
- Use Class E – Suitable for a variety of uses subject to consents.
- Occupiers include **Sainsbury's**, **Marston's**, **Bells Fish & Chips**, and **The Children's Society**.



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## LOCATION/SITUATION

The property is situated within the housing development Teal Farm, Washington, located in between Chester-Le-Street, Gateshead and Sunderland and comprising of approximately 1,000 new homes. Teal Farm contains a modern purpose-built retail parade serving the community, made up of 4 units adjacent to the Neighbourhood Pub, Teal Farm. Current tenants include **Sainsburys Local**, **The Children's Society**, and **Bells Fish & Chips**.

The parade sits off Pattinson Road joining the A13 miles to the west and linking Newcastle and Durham, and A1231 linking to Sunderland in the east.

## ACCOMMODATION

Arranged over ground floor only at the entrance to the parade, the unit provides the following approximate dimensions and floor areas. The unit also benefits from a rear loading yard and ample free parking including 29 customer spaces.

Shop Depth	7.75m	25'05"
Internal Width	12 m	39'4"
Ground Floor Area	93 M <sup>2</sup>	1,000 ft <sup>2</sup>

## LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£20,000 per annum** exclusive.

## BUSINESS RATES

Rateable Value	£9,400
2023/2024 UBR	£0.499
Estimated Rates Payable*	£4,960

*\*Up to 75% off the payable figure. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## SERVICE CHARGE

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further details available upon request.

## EPC

The property has an Energy Performance rating of B 27.

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

## VIEWING

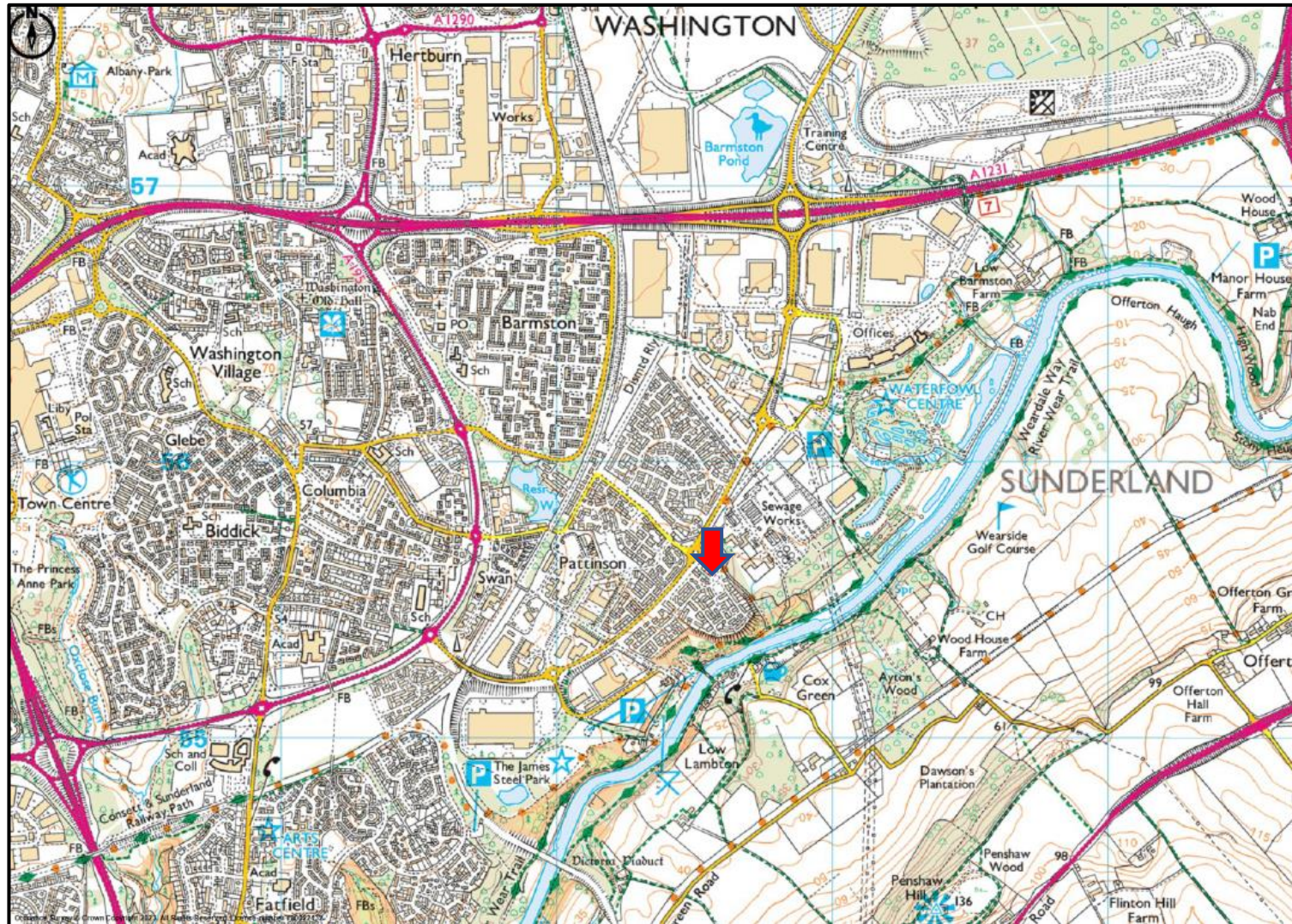
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