

TO LET

19 FESTIVAL WALK, SPENNYMOOR, DL16 6AB



- Prominently positioned in the heart of the pedestrianised section of Festival Walk.
- Fitted out and ready for immediate occupation.
- The unit has suitability for a variety of uses under Use Class E.
- Ground Floor Sales Area of 100 sq m (1,081 sq ft).
- Nearby occupiers include **Farmfoods, Aldi, Card Factory, The Original Factory Shop, Greggs, PDSA, Farplace and Hindhaugh Opticians.**

LOCATION/SITUATION

Spennymoor is found in the district of Sedgefield located approximately 8 miles south of Durham and 14 miles north of Darlington. The town has a resident population of 22,438 (2021 Census).

The property is prominently located within the recently refurbished Festival Walk scheme, which is anchored by a new Aldi store. The surrounding area is predominantly retail, leisure and residential uses with parking nearby.

ACCOMMODATION

Arranged over ground floor and first floor only, with the following approximate dimensions and floor areas:

Shop Depth	13.43m	44'1"
Internal Width	7.64m	25'1"
Ground Floor Sales	100.43m ²	1,081ft ²
Ground Floor Stores/Loading	24.80m ²	267ft ²
First Floor Stores	62.29m ²	692ft ²

Loading is available via the service lane running along the rear of the premises.

LEASE TERMS

A new effective Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£14,750 per annum** exclusive.

EPC

Further details of the Energy Performance Certificate to follow.

BUSINESS RATES

Rateable Value	£12,500
2023/2024 UBR	£0.499
Estimated Rates Payable	£6,238

Given the Rateable Value is between £12,001-£15,000, there will be significant discount available on the Rates Payable figure.

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS/VAT/SERVICE CHARGE

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

Please note VAT is not chargeable on the annual rent.

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts.

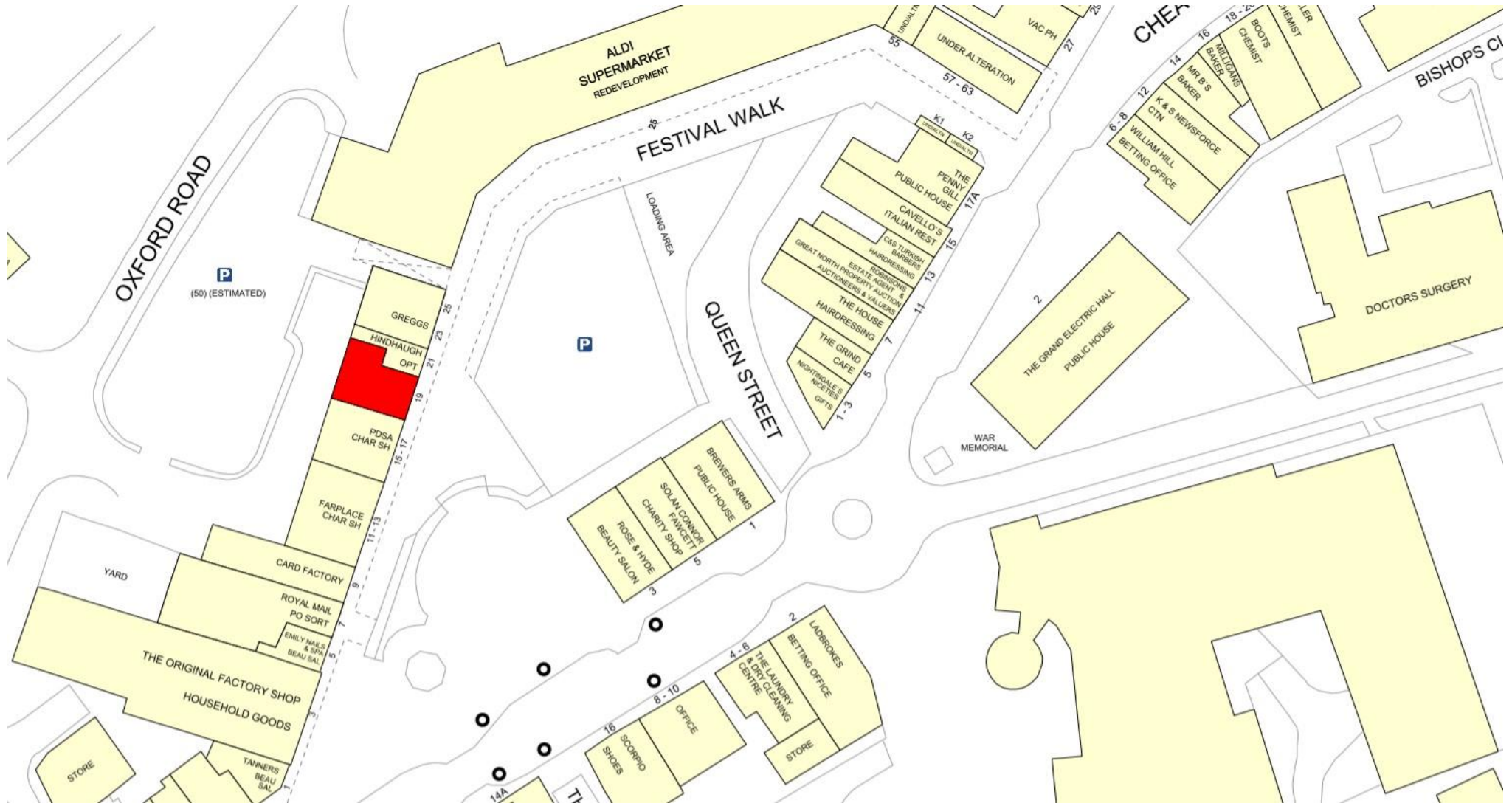
VIEWING

For enquiries, viewing, and general information, please contact @retail

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