



# To Let

## Retail/Office Premises

Unit 14b Dragonville Retail Park  
Durham  
DH1 2WP

- Prominent Retail Unit 401 ft<sup>2</sup> (37.25 m<sup>2</sup>)
- Located on established Retail Park
- Adjacent to Aldi and Domino Pizza
- Nearby occupiers include Iceland and Greggs
- Recently refurbished
- May suit Office use subject to planning

**Head Office**  
51 Frederick Street  
Sunderland SR1 1NF  
Regulated by RICS

### Location

Dragonville Retail Park lies approximately 1.7 miles east of Durham city centre and is anchored by Tesco and TK Maxx. The unit is immediately adjacent to Aldi and Domino Pizza and other occupiers represented on the park include Matalan, Card Factory, Greggs, Iceland and Home Bargains. The scheme benefits from approximately 300 cart parking spaces.

### Description

The unit is accessed from a side entrance via a metal staircase and has recently been refurbished including new shop front with external electric shutters, new WC facilities and suspended tiled ceiling and carpeting throughout and is therefore ready for immediate occupation.

### Accommodation

The property briefly comprises as follows:-

		ft	m2
<b>Ground Floor</b>		<b>ft</b>	<b>m</b>
Sales Area	Internal Width	21'2"	6.45
	Max Depth	20'8"	6.30
	Sales Area	401	37.25
WC			
<b>Externally</b>			
Approximately 300 shared car parking spaces			

### Tenure

A new Lease is available at a commencing annual rental of **£7,000** for a term of years to be agreed on an effective FRI basis subject to 5 yearly Rent Reviews.

### Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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- 📧 alexa@lofthouseandpartners.co.uk
- 📞 0191 5658844

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

**Retail Warehouse and Premises** **£7,400**

The Uniform Business Rate for the Rates Year 2018/2019 is 48.0p. If necessary a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria a tenant may be eligible for 100% Business Rates relief. Please contact Sunderland City Councils non domestic rating department for clarification on 0191 5611850**

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

DC1102

### Prepared

June 2018

### EPC

Energy Rating E

### Internal

