

TWO UNITS TO LET - Roadside Retail Development - Passfield Way, Peterlee, SR8 1PX



Site works COMPLETE with Tenants open and trading.

- Prominent Roadside Neighbourhood Parade Development 200m from the A19.
- The scheme is Anchored by a **4,000 sqft Sainsbury's** alongside **Dominos**, **CVS Vets**, **Greggs** who are all open and trading well.
- 70 Car parking spaces including electric charging facilities.
- Suitable for a variety of uses subject to consents.

LOCATION /SITUATION

Located 1 mile west of Peterlee town centre in a largely residential catchment, with Shotton Hall Academy and Primary School immediately adjacent, this prominent site sits 200m east of the A19 with a nearby average daily traffic flow of ~65,000 vehicles (2019). This provides strong direct links with Sunderland, Middlesbrough and Newcastle, all within a 35 minute catchment of the site.

THE SCHEME

The scheme provides 7 retail units of varying sizes alongside 70 car parking spaces. The last two units are available on a new effectively full repairing and insuring lease for a term to be agreed at an initial rent of £22.50 psf, exclusive of business rates, service charge, insurance and all other outgoings.

AVAILABILITY

Arranged over ground floor only, the following highlights current lineup and the available opportunities within the 7 units.

Unit	Size (sqft)	Tenant	Status
1	4,000	Sainsburys	Trading
2	1,248	Greggs	Trading
3	3,745	CVS Veterinary Services	Trading
4	1,200	Dominos	Trading
5	1,250	AVAILABLE	Available
6	1,500	AVAILABLE	Available

BUSINESS RATES

Business Rateable Values have not been set by the local authority and will be assessed upon occupation. For further information and estimates please contact the agents.

EPC

The individual units Energy Performance Certificates will be assessed and available upon completion.

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. There will be an estate service charge for the upkeep of the common items, further detail upon request.

INFORMATION / VIEWING

For enquiries, viewing, and general information, please contact @retail or our joint agents Lofthouse & Partners.

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