

**TO LET - £16,800 plus VAT per annum, exclusive**

**Suite 2, Avenue House,  
Newton Aycliffe, DL5 4DH**

**Versatile First Floor Town Centre Premises – 2,368 sq.ft.**

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## SITUATION/LOCATION

The property fronts Greenwell Road in the heart of Newton Aycliffe Town Centre amongst a diverse variety of established businesses. Notable occupiers in the vicinity include Tesco, Costa, Greggs, Aldi and Domino's. The property lies adjacent to Newton Aycliffe Leisure Centre and all other town centre amenities are within convenient walking distance. Newton Aycliffe is strategically located adjacent to the A167 and A1(M) approximately 10 miles north of Darlington, 12 miles south of Durham and 22 miles west of Middlesbrough.

## PREMISES

Versatile first floor office suite forming part of a mixed retail/office building with access from Tesco car park and Greenwell Road.

The suite comprises an open and versatile office which benefits from two separate entrance door. There is access to a shared kitchen and WC.

The suite incorporates suspended ceilings and is heated by way of a gas fired central heating system.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable towards common repair and upkeep and the tenant's contribution towards the gas central heating. The service charge currently sits at £7640 per annum plus VAT.

## ACCOMMODATION

Net Internal Area Approx.	220sq.m.	2,368sq.ft.
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## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

£10,000

The property falls within the threshold for small business relief and eligible occupier should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

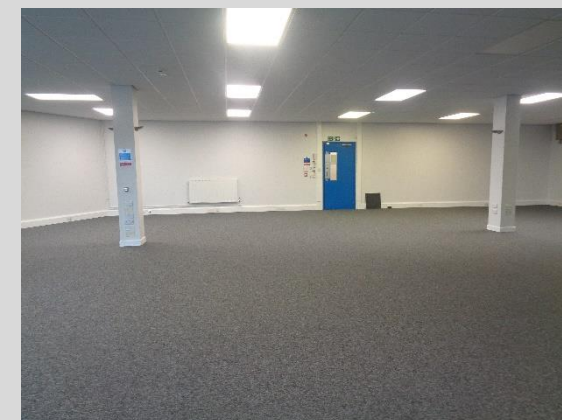
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. We are advised VAT is applicable.

## ENERGY PERFORMANCE ASSET RATING

C-53

## VIEWING

Strictly by appointment only through agents.



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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