

# THE PARADE

Greenwell Road  
Newton Aycliffe  
County Durham

A local convenience parade of 8 retail units with offices above sited next to a large Tesco.

## A LOCAL CONVENIENCE PARADE



Total development

# 29,985 sq.ft

(2,786 sq.m)

# DL5 4DH

Anchored by



**Mason Partners**  
0151 227 1008  
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Greenwell Road  
Newton Aycliffe  
County Durham



**DIRECT  
PEDESTRIAN  
ACCESS FROM  
TESCO  
THROUGH TO  
TOWN CENTRE**





# THE PARADE UNITS TO LET



## Unit B5, The Parade

**5,766 sq.ft** (536 sq.m)



Areas (approx. NIA)	sq.ft	sq.m
First Floor (inc Stock Room & Amenity)	5,766	536
<b>TOTAL</b>	<b>11,322</b>	<b>1,052</b>
Rent	Available on request	

## Unit B3, The Parade

**1,679 sq.ft** (156 sq.m)



Areas (approx. NIA)	sq.ft	sq.m
Ground Floor	1,679	156
Rent	Available on request	
Rateable Value	£17,000	
Rates Payable	£8,483	

Rateable Value is subject to change in April 2023

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## Service charge & insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

All mains services are available.

## Energy performance

Further information available upon request.

## Possible uses

Under the new E Use Class the units could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

## Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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\*Potential occupiers to make own enquiries to clarify accuracy of data.

## Location

The property will be located in a highly prominent position in Newtown Aycliffe town centre as an extension to the existing retail parade linking the Tesco Extra to Aldi across Greenwell Road.



## Viewing

Strictly via prior appointment:

**Mason  
Partners**

0151 227 1008  
MASONPARTNERS.COM

**Gareth Preston** 0151 225 0334  
garethpreston@masonpartners.com



**NEWS WEBSTER**  
RETAIL AND LEISURE  
PROPERTY CONSULTANTS

0113 433 0117  
www.newswebster.com

**Richard Webster** 07739 680472  
rw@newswebster.com

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**Martin Wade** 07503 060206  
MWade@lcpproperties.co.uk