



## New Roadside Retail Unit To Let / May Sell

UNIT 2, CHURCH STREET RETAIL PARK, MURTON, CO. DURHAM, SR7 9NX

- New Purpose-Built Roadside Development to Co-op Specification
- Approximately 92.90 sq m (1,000 sq ft)
- Adjacent to Brand New 4,500 sq ft Co-op Convenience Store
- Located on a Busy Main Road through the Village Leading to Dalton Park Outlet Shopping & Leisure Centre, the A19 & Seaham to the East
- Good Pedestrian Links to the New 1 Million sq ft Jade Business Park to the South within 1,000m
- Excellent On-Site Car Parking Including 2no. New Electric Vehicle Charge Points
- Would Suit a Variety of Uses Including: Hot Food, Discount Retail, Leisure, Medical or Community
- New EFRI Lease Available at an Annual Rent of £17,500 exclusive

### LOCATION

Murton is located in East Durham just off the A19 north-south trunk road and lies a few miles from Seaham, Peterlee and Easington. The Dalton Park Outlet Mall with a variety of trade outlets, Cineworld multi-screen Cinema, pub diner, drive-thru and restaurants lie between Murton Village and the A19 to the east.

A vast amount of new housing has been constructed in Murton over the last decade with planning consent granted for another 1,500 homes recently. The former Coke works site to the south is also being redeveloped for Jade Business Park commercial warehouse and industrial units.

### SITUATION

The development is situated in the heart of the Village on Church Street, the main road, linking Hetton-le-Hole and Easington Lane to the west with the A19 and the port of Seaham to the East.

The site has a prominent main road position at the bottom of Woods Terrace, the existing neighbourhood retail area, which is semi pedestrianised and has restricted access and from where the Co-op has relocated.

The Dalton Park Outlet Mall lies within 1 km to the East where there are a number of factory and trade retail outlets as well as a Cineworld multi-screen Cinema, Restaurants and pub diner together with a new Morrisons Food Superstore. Travel distance to Newcastle (20 miles) to Durham (10 miles) and to Middlesbrough (23 miles).

The new 1 million sq ft Jade Business Park, estimated to create 2,500 jobs, also lies within 1000m with easy pedestrian access where phase 1 of 155,000 sq ft is already open and trading with Sumitomo Electric Wiring and Corehaus already in occupation.

### DESCRIPTION

Phase 1 comprises 5,500 sq ft of new retail accommodation in two units of steel frame construction with brick and cladding panel walls and a cladding roof covering recently constructed including 4,500 sq ft Co-op Convenience Food Store and a second unit of 1,000 sq ft with 19 car spaces including two Electric Charge points operated by Instavolt.

### ACCOMMODATION

Ground floor – 92.90 sq m (1,000 sq ft)

\*Due to eaves height of the property, it would be possible for a tenant to install a mezzanine floor and increase the floor area by c. 500 sq ft

### TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £17,500 pax.

Our client may also consider offers for their freehold interest.

### RATING ASSESSMENT

Awaiting assessment from the Local Authority.

### ENERGY PERFORMANCE

Awaiting EPC.

### LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

### VIEWING

For general enquiries and viewings please contact Sole Agents Graham S Hall Chartered Surveyors on 0191 731 8660.

### LOCATION MAP



### AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

### IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

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