



RETAIL UNIT TO LET (MAY SELL)

UNIT J, RICHMONDSHIRE WALK, CATTERICK DL9 3EN

Total 668.0 m² (7,202 sq ft)

CONNECT NORTH EAST
PROPERTY

01642 602001

LOCATION / SITUATION

The Retail Park is situated approximately 3 miles to the South of Richmond Town Centre and 16 miles West of Northallerton and easily accessed off the A1(M). Catterick Garrison remains one of the largest Army Garrison with a resident population of approx. 17,000 persons.

Situated on Richmondshire Walk an established retail parade anchored by a **Tesco Super Store and PFS**. Existing occupiers include **CEX (former Boots unit), McDonalds, Greggs, William Hill and Peacocks with B&M adjacent**.

In addition, the park is located opposite the Princes Gate Retail scheme which provides additional shopping including Next, Poundland, Iceland and Sports Direct. A leisure mix includes a 7 screen Empire Cinema, Costa Coffee, Barnardo's and Subway units.

ACCOMMODATION

The unit provides the following approximate net internal areas:

Sales	608.0 m ²	(6,553 sq ft)
Mez	60.3 m ²	(649 sq ft)
Total	668.0 m²	(7,202 sq ft)

There is a large surfaced car park to the front of the unit within the estate offering approx. 164 spaces shared with other occupiers. Tesco have an additional 430 Spaces adjacent.

SPECIFICATION

The unit is fitted out with suspended pendant lighting, rear stores, staff and WCs. Rear servicing off a shared service yard.

LEASE DETAIL

Available on new tenants effective full repairing and insuring leases for a term of 5 years subject to upward only rent reviews on the 5th anniversary at a

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the service charge based on floor area for the maintenance and insurance of the building and common areas. The present building, estate and insurance charges equate to £11,611 pa for the budget year 2020/2021. This represents 29.9% of the estate.

PLANNING

The unit has the benefit of A1 planning.

RATES

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

Rateable Value £74,500

Rate in the £ - 2020/21 - 49.9p

Rates payable estimated of £24,907 after additional rates savings of 33% on the rates payable under current legislation.

Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property is being assessed for an EPC assessment. A full copy of the certificate will be available on request.

FURTHER INFORMATION

Strictly through the agents Connect Property North East:

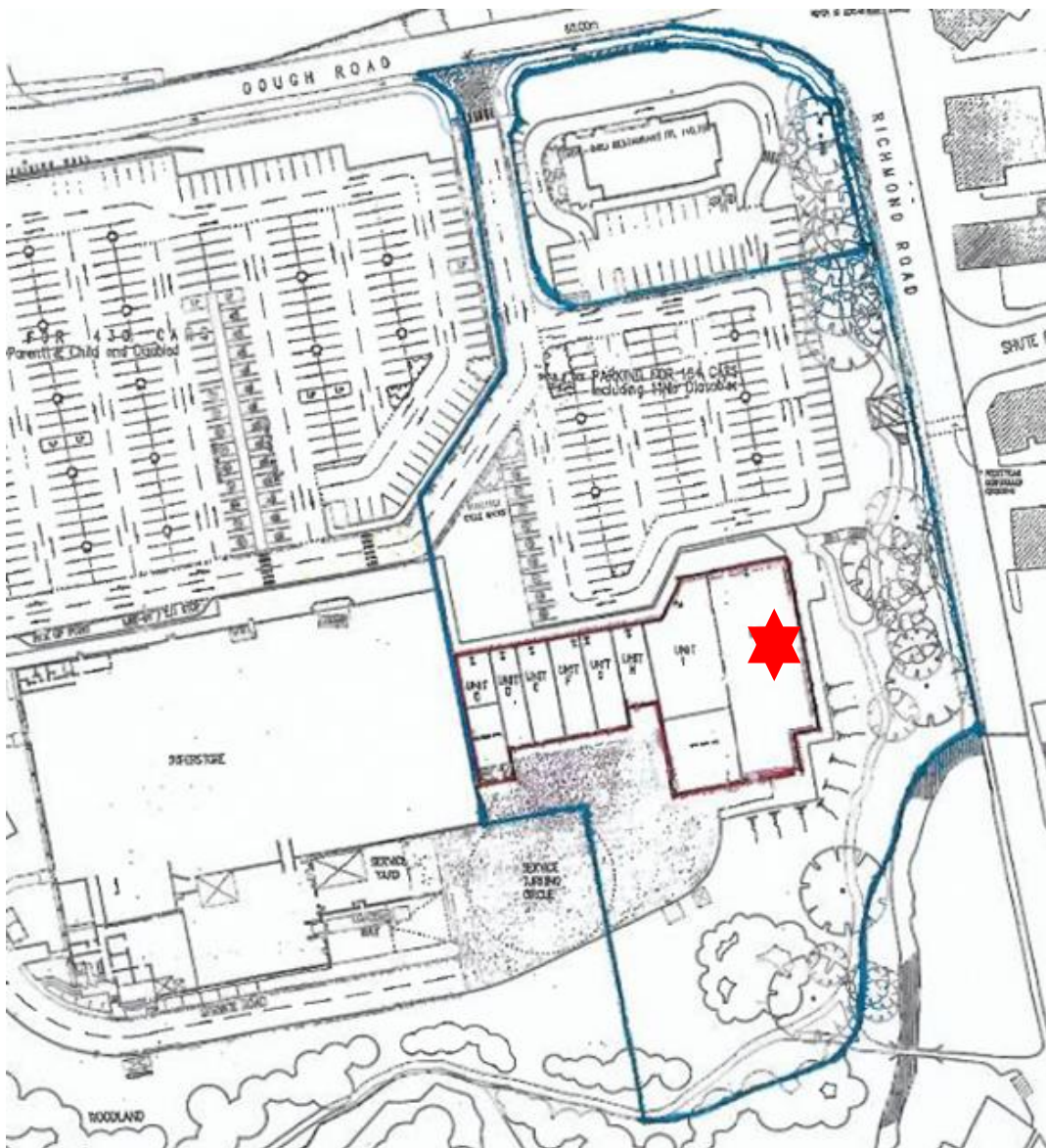
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