



- Prominent retail unit in a busy shopping park
- Nearby to numerous multiple retailers
- Occupiers nearby include Costa Coffee, Next, Boots etc.
- Available by way of assignment or a sub lease at a passing rent if £30,000 pax

Location

The property is located in the Princes Gate Shopping Park in the centre of Catterick Garrison. The town is 3 miles to the south of the North Yorkshire town of Richmond and approximately 4 miles to the east of Catterick itself.

It is home to the largest British Garrison in the country with an estimated population of around 13,000 (2017 estimate).

Retailers in the immediate vicinity include Cotswold Outdoors, Pets at Home, Iceland, Next, Boots etc. To the rear is the Richmondshire Walk Centre anchored by Tesco with other occupiers including McDonalds, Poundstretcher, B&M etc.

Description

The property has been stripped back to a shell condition with capped off services and is planned on ground floor only with an external bin store to the rear.

Accommodation

The property provides the following approximate net internal area.

Ground Floor Sales	132.75 sq m	1428 sq ft

Lease

The shop is available either by way of the existing lease or a subletting.

The lease is to be for a term to expire on on 10th December 2030 at a current rent of £30,000 per annum exclusive. There is to be a rent review as at 11th December 2025.

The lease is to be on effectively full repairing and insuring terms by way of a service charge.

Planning

The premises were previously used as an adult gaming centre and so have the benefit of a sui generis user. We consider they could equally be suitable for uses within use class E.

Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

EPC

The premises have an Energy Performance rating of 47B and a copy of the certificate is available upon request.

Rateable Value

The current rateable value of the property is £28,250 pa.

Legal Costs

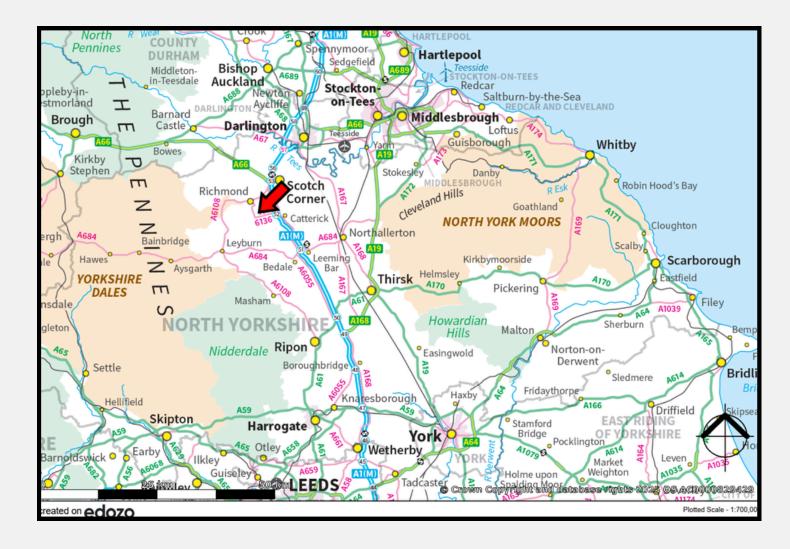
Each party is to be responsible for their own legal and other costs incurred in the transaction.

VAT

Vat, if applicable, will be charged at the standard rate

Anti Money Laundering

In order to comply with Government Legislation the tenant will be required to provide a proof of ID and also home address.



Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

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