



To Let

Unit 19, Princes Gate, Catterick Garrison,
North Yorkshire, DL9 3BA



Sanderson
Weatherall



- 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 of £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.

Contact
Peter Heron
07843 634158
peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL