

To Let

Retail Unit

818 sq ft (76 sq m)

27 Bewick Crescent
Newton Aycliffe
DL5 5LH

Certified B Corporation

Sanderson Weatherall

Key points

- Retail Unit Suitable for a Pharmacy
- Size: 818 sq ft (76 sq m)
- Rent on Application
- Subject to Contract



Description

The subject property is located within the well-established Bewick Crescent Surgery serving approximately 13,000 patients, offering significant opportunity to benefit from associated healthcare related footfall. The unit occupies part of a larger medical practice building of traditional brick construction beneath a pitched tiled roof.

The accommodation consists of a retail sales area with a consultation room and a shared entrance, staff room and WC facilities with the doctor's surgery.

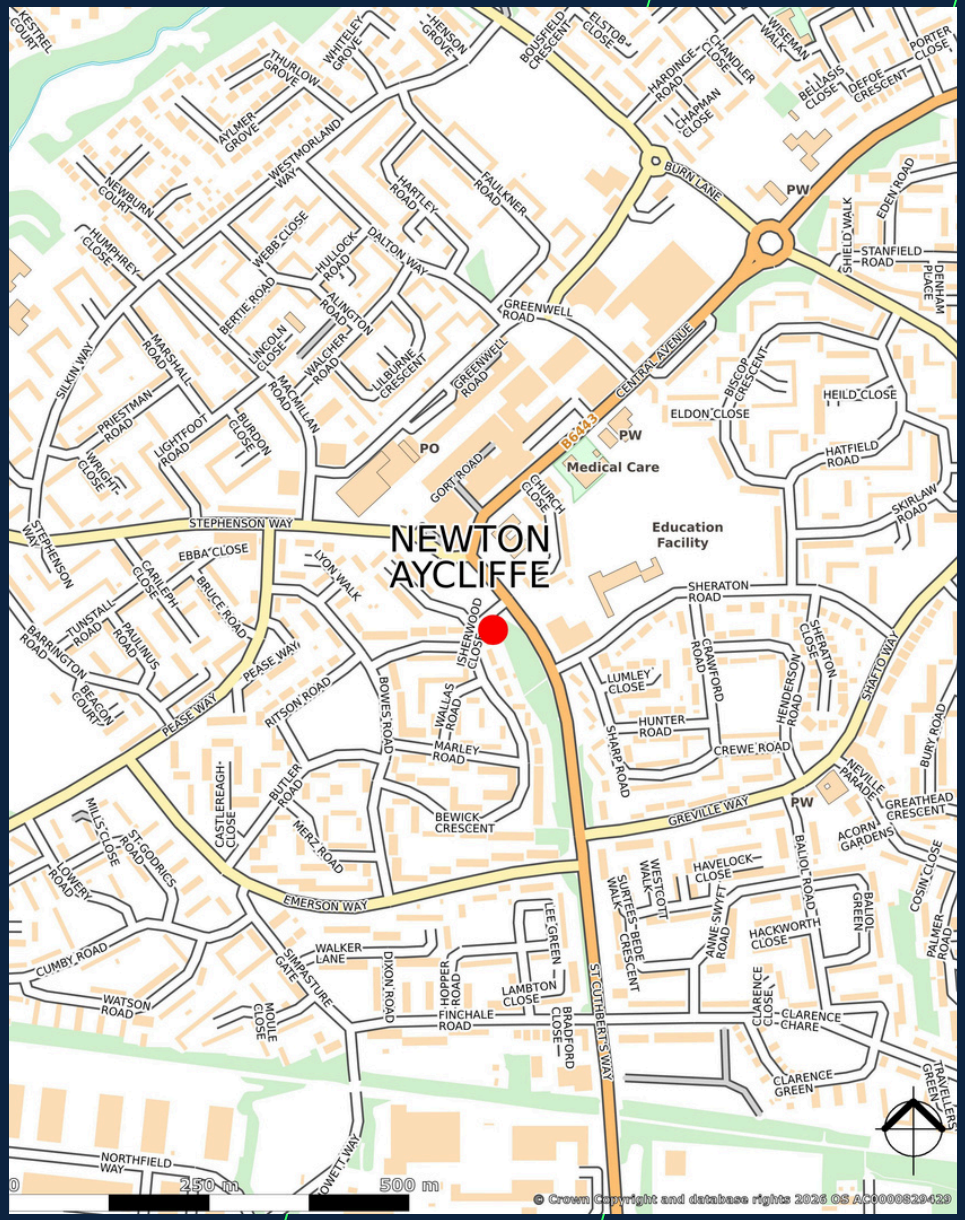
The property provides excellent accessibility, with a large free car park directly adjacent.

Location

Newton Aycliffe is located approximately 5 miles north of Darlington and has a population of 25,800 (Census 2021). The town lies just to the west of the A1(M), from which it may be accessed via the A167.

The subject property is located on the eastern side of Bewick Crescent within Newton Aycliffe, providing excellent visibility to St Cuthberts Way B6443 (a main route linking the town centre to the A167). The property benefits from good road communications, being situated a short distance west of the A167, providing direct access to the A1(M) with onward links to both the regional and national road networks.

The immediate surrounding area comprises a mixture of commercial premises and residential dwellings, with leisure facilities also located nearby.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Areas (GIA):

818 sq ft (76 sq m)

Asking Rent & Lease Terms

The premises is available on a Full Repairing and Insuring lease for a term of years to be agreed on a price on application basis, subject to contract

EPC

The property has a current Energy Assessment Rating of Band B (45). A full copy of the Energy Performance Certificate can be obtained via the following link:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £42,250

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Durham County Council).

Use / Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

The property is currently in use as a pharmacy however, alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Durham County Council).

Services

We understand that the property has all main service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable unless expressly stated otherwise.

Legal costs

Each party to be responsible for their own legal costs incurred throughout any transaction.



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Viewings

For further information or to arrange a viewing please contact the sole selling agents:

Mark Convery
07525 872 141
mark.convery@sw.co.uk

Sam Robinson
07518 907 416
sam.robinson@sw.co.uk



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