



0191 380 7027  
LEVARO.CO.UK

**TO LET**

**TO LET**

Unit 3

840 sq.ft

(78 sq.m)

**SUBJECT TO VP**

**MUNCH BOX £17.00**

SERVED IN 12" BOX • CHIZZONE PIZZA EXTRA £2  
ANY 10" PIZZA,  
3PCS CHICKEN NUGGETS,  
3 PCS CHICKEN STRIPS,  
5PCS ONION RINGS,  
DONNER KEBAB, CHIPS &  
1 SAUCE



ANY 1/4lb  
BURGER & CHIPS  
£5.50



ALL DONNER MEAT,  
OR SALAD, SAUCE  
£5.50

**SUBJECT TO REFURBISHMENT**

**M UNIT 3**

Cheveley Park Shopping Centre  
Carrville, County Durham  
DH1 2AA

Occupiers Include



**LOCATION**

M Cheveley is an established suburban shopping parade serving a densely populated residential area approximately 2.5 miles North East of Durham city centre and close to both the A1(M) and A690. The shopping centre has a mix of local and national occupiers including Sainsburys, Cooplands, The Post Office, Megabet, Star Pizza, Tan Fastic and Turkish Scissors. Belmont Library and Cheveley Park Medical Centre are situated directly opposite.

**DESCRIPTION**

The subject unit comprises a ground floor retail unit with a glazed frontage. Internally, the premises comprise an open plan sales area, with a tea prep/staff area and WC.

**AREA**

840 sq.ft (78 sq.m).

**RENT**

£15,000 + VAT, per annum.

**RATES & RATEABLE VALUE**

Rateable Value: £11,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

**SERVICE CHARGE AND INSURANCE**

Approximately £1,868 + VAT, per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

**ENERGY PERFORMANCE**

EPC rating: C-59  
Further information available upon request.

**PLANNING**

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

**LEGAL COSTS**

Each party is responsible for their own legal costs.



**31,449** sq.ft

Total Development Size



**18**

Retail units on site



**driver.mock.homes**

What Three Words



# M CHEVELEY

## UNIT 3

mcoreproperty.com



**Will Helm**

01384 400123

07774 666805

WHelm@lcpproperties.co.uk

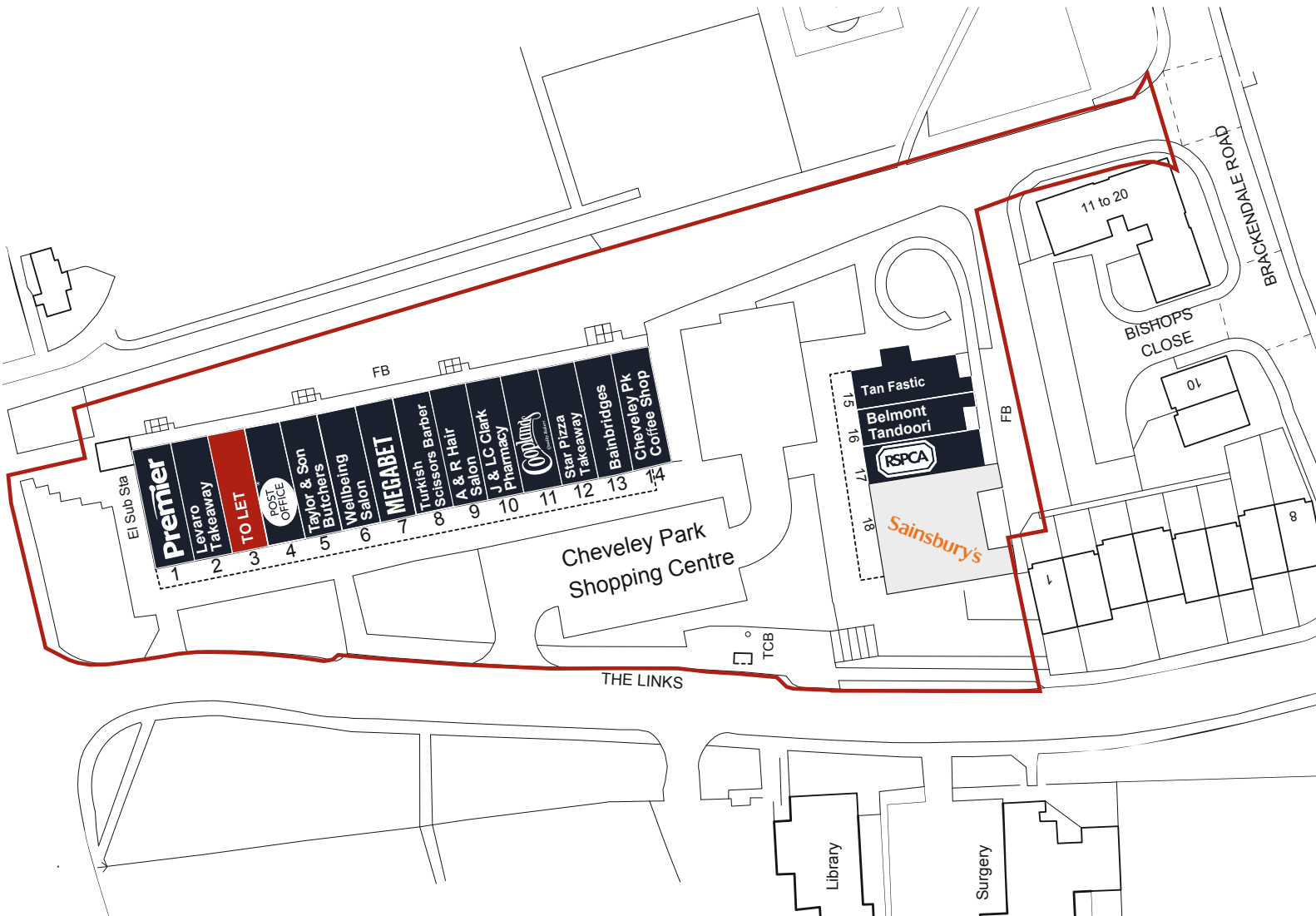
**Viewing**  
Strictly via prior appointment  
with the appointed agent:



**Richard Webster**

07739 680472

rw@newswebster.com



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