



# KILLINGWORTH SHOPPING CENTRE

Killingworth, Newcastle Upon Tyne, NE12 6YT

TOTAL DEVELOPMENT

190,960 sq.ft  
(17,741 sq.m)

- Ground floor sales area, with offices, staff room and WC to the rear
- Prominent shopping mall location
- Anchored by a 90,000 sq ft Morrisons, 50,000 sq.ft Matalan, and a 20,000 sq.ft Home Bargains



**Douglas Stevens**  
Chartered Surveyors

**Prime<sup>+</sup> Retail**  
0207 016 5340  
primeretailproperty.com

**EVOLVE.**  
part of IMCore  
0207 228 6508  
evolveestates.com



**BUSY RETAIL  
SHOPPING  
CENTRE**

**CURRENT TOTAL UNITS 31**

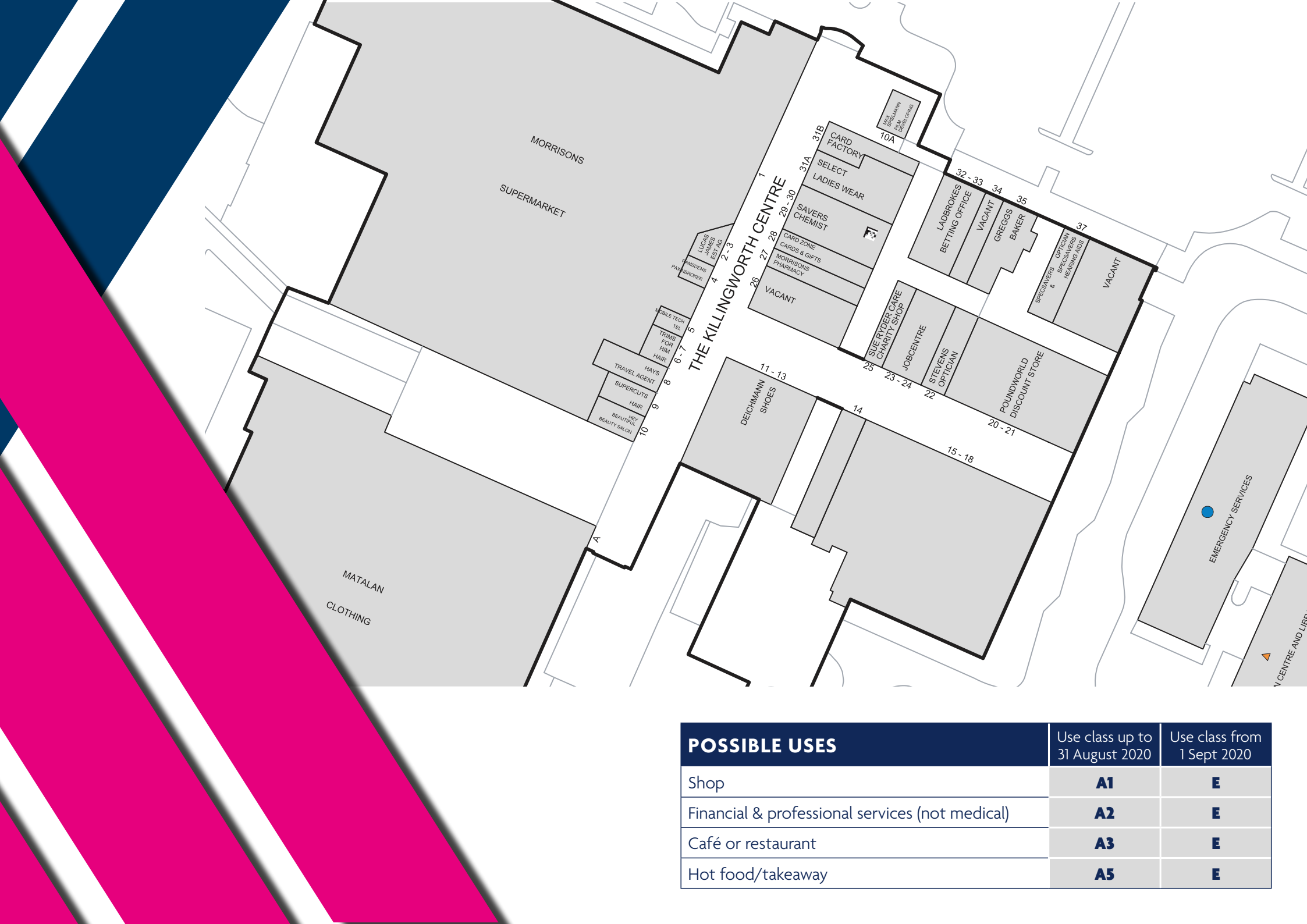
The Killingworth Centre is a bustling and welcoming undercover shopping mall located in the heart of Killingworth town on the outskirts of Newcastle-Upon-Tyne.

**FREE  
ON-SITE  
PARKING**

select

select





<b>POSSIBLE USES</b>	Use class up to 31 August 2020	Use class from 1 Sept 2020
Shop	<b>A1</b>	<b>E</b>
Financial & professional services (not medical)	<b>A2</b>	<b>E</b>
Café or restaurant	<b>A3</b>	<b>E</b>
Hot food/takeaway	<b>A5</b>	<b>E</b>

## LOCATION - NE12 6YT

The Killingworth Centre is located in the heart of the town of Killingworth, a bustling suburban town in Newcastle-Upon-Tyne located 5 miles north of the city centre.



### SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

### SERVICES

All mains services are available with the exception of gas.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the incoming 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 in connection with the granting of a lease.

\*Potential occupiers to make own enquiries to clarify accuracy of data.



# BUSTLING SUBURBAN TOWN LOCATION

### VIEWING

Strictly via prior appointment with the appointed agents:

## Douglas Stevens

Chartered Surveyors

**Douglas Stevens**

020 7514 8206

[douglas.stevens@douglasstevens.co.uk](mailto:douglas.stevens@douglasstevens.co.uk)



**Rory Gittins**

07721 127212

[rory@primeretailproperty.com](mailto:rory@primeretailproperty.com)



**Guy Robinson**

07552 725304

[gtr@evolveestates.com](mailto:gtr@evolveestates.com)

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2016.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2016.pdf).