

# First Floor, Avenue House, Greenwell Road, Newton Aycliffe, Co Durham DL5 4DH

Modern Office Investment

**Lot 72**

£32,870 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
2	First	Office	240 sq m	(2,583 sq ft)	COUNTY DURHAM AND DARLINGTON NHS FOUNDATION TRUST	5 years from 27/06/2005	£15,000	Holding Over
5	First	Office	324.38 sq m	(3,491 sq ft)	PARTNERSHIP t/a Hewitts Solicitors (1)	10 years from 02/09/2005	£17,870	Holding Over
1	First	Office	198.81 sq m	(2,140 sq ft)	VACANT POSSESSION			
3	First	Office	98.85 sq m	(1,064 sq ft)	VACANT POSSESSION			
4	First	Office	114.18 sq m	(1,229 sq ft)	VACANT POSSESSION			
<b>Total</b>			<b>976.22 sq m</b>	<b>(10,507 sq ft)</b>			<b>£32,870</b>	

(1) Hewitts Solicitors is based in the North East of England, with offices in Bishop Auckland, Stockton-on-Tees, Darlington and Newton Aycliffe. Hewitts has served the local community for more than 60 years as one of the longest established law firms in the North East (Source: www.hewitts.co.uk 08/11/2017).

### Key Details

- Five first floor office suites with two currently occupied by Hewitts Solicitors and County Durham & Darlington NHS Trust
- Prominent location fronting Greenwell Road, close to its junction with B6443
- Forms part of a retail parade with occupiers including TSB and Barnardo's
- Adjacent to Tesco Extra, Argos and Lidl
- Asset management potential with 4,433 sq ft offered with vacant possession

### On Behalf of a Major Plc

#### Location

Miles: 12 miles south of Durham  
7.5 miles north of Darlington  
Roads: B6443, A167, A1(M) (Junction 59)  
Rail: Newton Aycliffe Rail  
Air: Durham Tees Valley Airport

#### Situation

Newton Aycliffe is a busy town in County Durham some 7.5 miles north of Darlington. The property occupies a prominent corner position on Greenwell Road, just off the B6443 within the town centre. The property forms part of a retail parade, with tenants including TSB, Bardardo's and The Job Centre. The property is also adjacent to Tesco, Argos and Aldi.

#### Description

The property comprises first floor offices currently arranged to provide five self-contained suites. The property forms part of a two storey building with retail accommodation on the ground floor which is not part of the sale. The property benefits from rights to parking on the estate.

#### Tenure

Virtual Freehold. Held for a term of 999 years from 01/06/2015 at a peppercorn rent.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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