

SHOP TO LET

80B UPPER QUEENSWAY, BILLINGHAM, TS23 2NR



SITUATION / DESCRIPTION

Billingham is located approximately 5 miles North West of Middlesbrough, 7 miles North East of Stockton on Tees and 8 miles South of Hartlepool.

The premises are situated on the Upper Queensway fronting the town's central Queensway and benefits in being in close proximity to national retailers including **Asda**, **Poundland**, **Dorothy Perkins**, and **Brighthouse**.

The town centre is the subject of proposed redevelopment and refurbishment plans as part of a rolling programme of initiatives to improve the tenant mix and overall amenity of the centre. Further details are available on request.

ACCOMMODATION

Briefly, the premises provide the following approximate net internal area:-

Sales	204.4 m ²	(2,200 sq ft)
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LEASE DETAIL

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £15,000 per annum exclusive.

RATING ASSESSMENT

With effect from 1 April 2010 the property is assessed for rating purposes as follows:-

Rateable Value - £20,750
UBR 2014/2015 – 48.2p in the £

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

SERVICE CHARGE

A service charge is payable of £2,287 p.a. to cover the cost and upkeep of the Town Centre – Further details can be obtained upon request.

VALUE ADDED TAX

References to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise any other offers received will be deemed to be exclusive of VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (62)

A full copy of the EPC is available for inspection if required.

VIEWING

Strictly by prior arrangement with:

Andrew Wilkinson
ddl: 01642 426925
E-mail: andrew.wilkinson@sw.co.uk

Alternatively, through our joint agents **Savills**.

Steve Henderson ddl: 0113 220 1206
Email: shenderson@savills.com

Robert House, Westpoint Road, Stockton on Tees, TS17 6BA **01642 426900** Fax 01642 426999

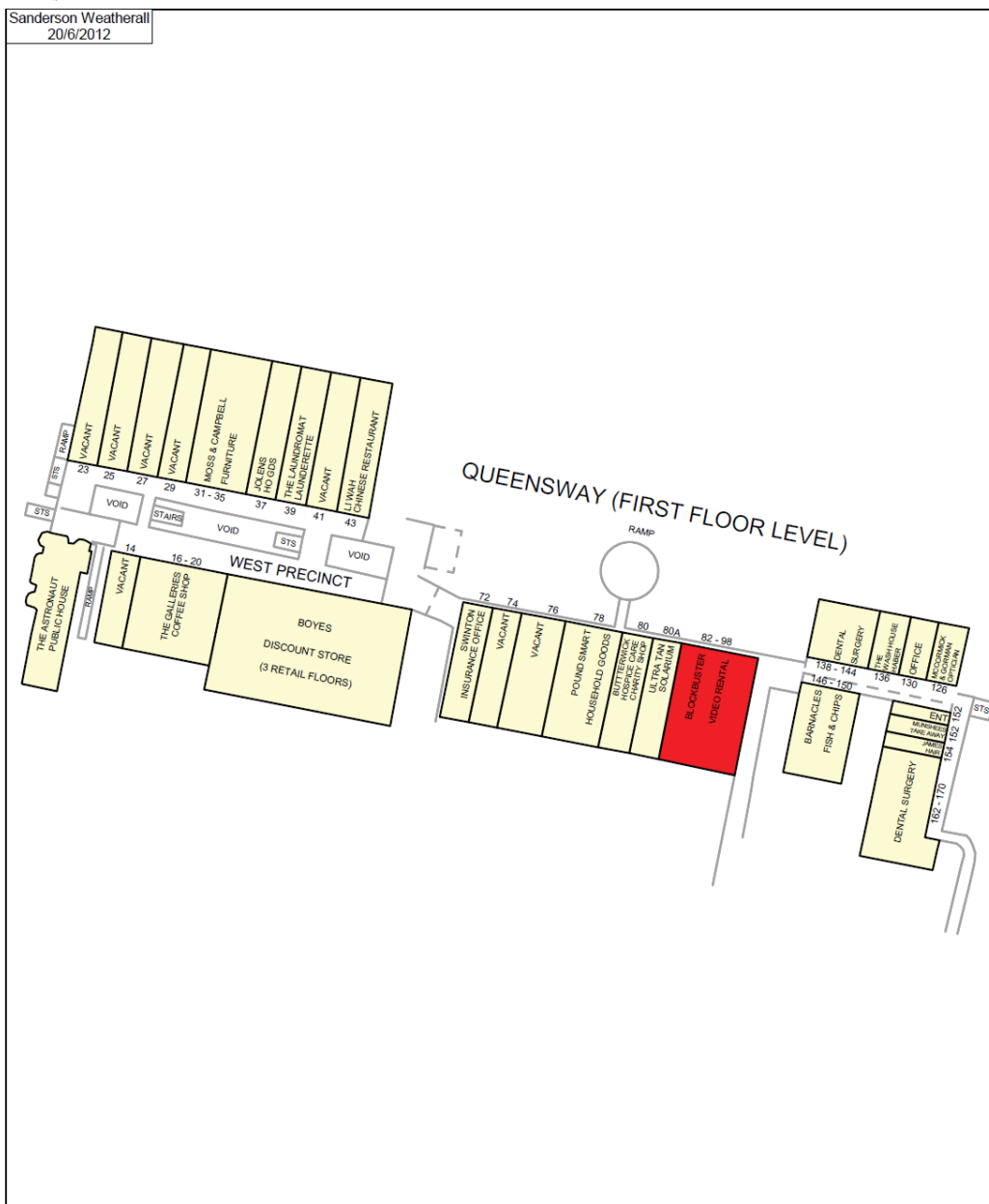
www.sandersonweatherall.co.uk

BRISTOL LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

Sanderson Weatherall
20/6/2012



50 metres

Oct 2013

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Misrepresentation Act 1967:

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- 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
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