

TO LET

Unit 36
Wellington Square Shopping
Centre
Stockton on Tees



Location

Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation.

Wellington Square is the prime open air retail scheme located in the heart of the town centre with over 250,000 sq.ft of retail space plus 800 car parking spaces.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,817	168.8
First Floor	1,639	152.3

Rent

Upon application.

Tenure

The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £27,750. Stockton Borough Council are currently running a local business rates discount scheme which is available to new and expanding businesses investing in the scheme area. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2019 stands at approximately £6,600 per annum.

EPC

Energy Performance Asset Rating - C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared October 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604 525

richard@barkerproudlove.co.uk

Phil Coombes

+44 (0)7715 678 426

phil@barkerproudlove.co.uk



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