

# RETAIL UNIT – TO LET

## 70 QUEENSWAY, BILLINGHAM, TS23 2NP



### 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 property has frontage to Queensway and is close to good parking facilities on Kingsway. It benefits from being situated in close proximity to national retailers including **Heron, Dorothy Perkins, Savers, Card Factory and Poundland.**

The town centre is the subject of refurbishment 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:-

Ground Floor Sales	483 m <sup>2</sup>	(5,199 sq ft)
First Floor Store / Staff	103.5 m <sup>2</sup>	(1,114 sq ft)

### 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 £65,000 per annum exclusive.

### RATING ASSESSMENT

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

Rateable Value - £70,500  
UBR 2013/2014 - 47.1p 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 £7,863.58 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 (61).

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](mailto:andrew.wilkinson@sw.co.uk)

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

Steve Henderson ddl: 0113 220 1206  
Email: [shenderson@savills.com](mailto:shenderson@savills.com)

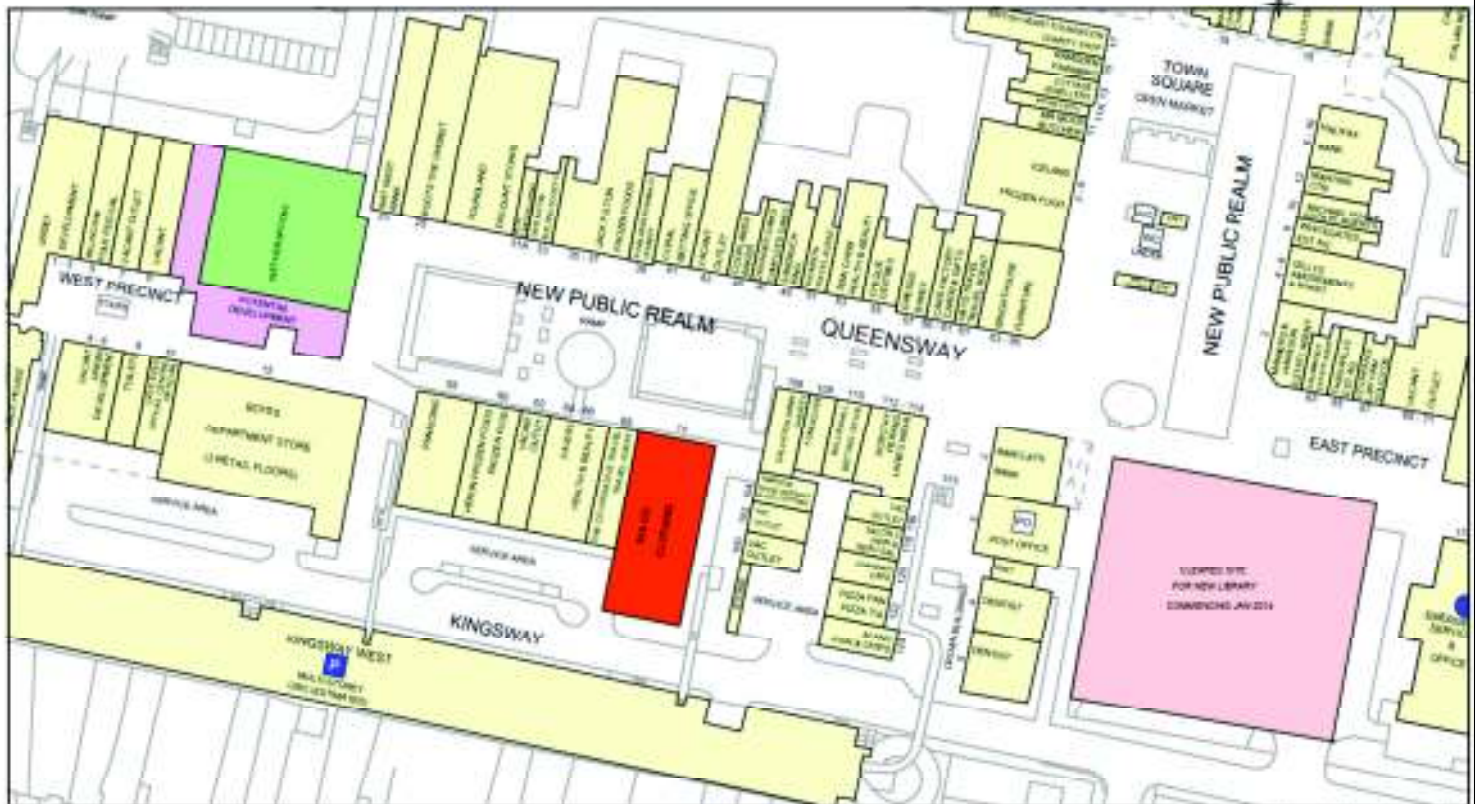
Robert House, Westpoint Road, Stockton on Tees, TS17 6BA **01642 426900** Fax 01642 426999  
[www.sandersonweatherall.co.uk](http://www.sandersonweatherall.co.uk)

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Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

## BILLINGHAM



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### 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.

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