

TO LET

Unit 10
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	1,854	172.2
First Floor	528	49.1

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 £27,500. 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 £5,302 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



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2019.