

# SHOP TO LET

## 76 UPPER QUEENSWAY, BILLINGHAM, TS23 2NB



### 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**, **Bon Marche**, **Dorothy Perkins**, **Savers** and **Card Factory**.

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	151m <sup>2</sup>	(1,626 sq ft)
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The unit could be combined with 74 next door.

### 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 - £16,000  
UBR 2013/2014 – 46.2p in the £

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority. Extra Small Business Relief may be available.

### SERVICE CHARGE

A service charge is payable 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 D (77)

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)

[www.sandersonweatherall.co.uk](http://www.sandersonweatherall.co.uk)

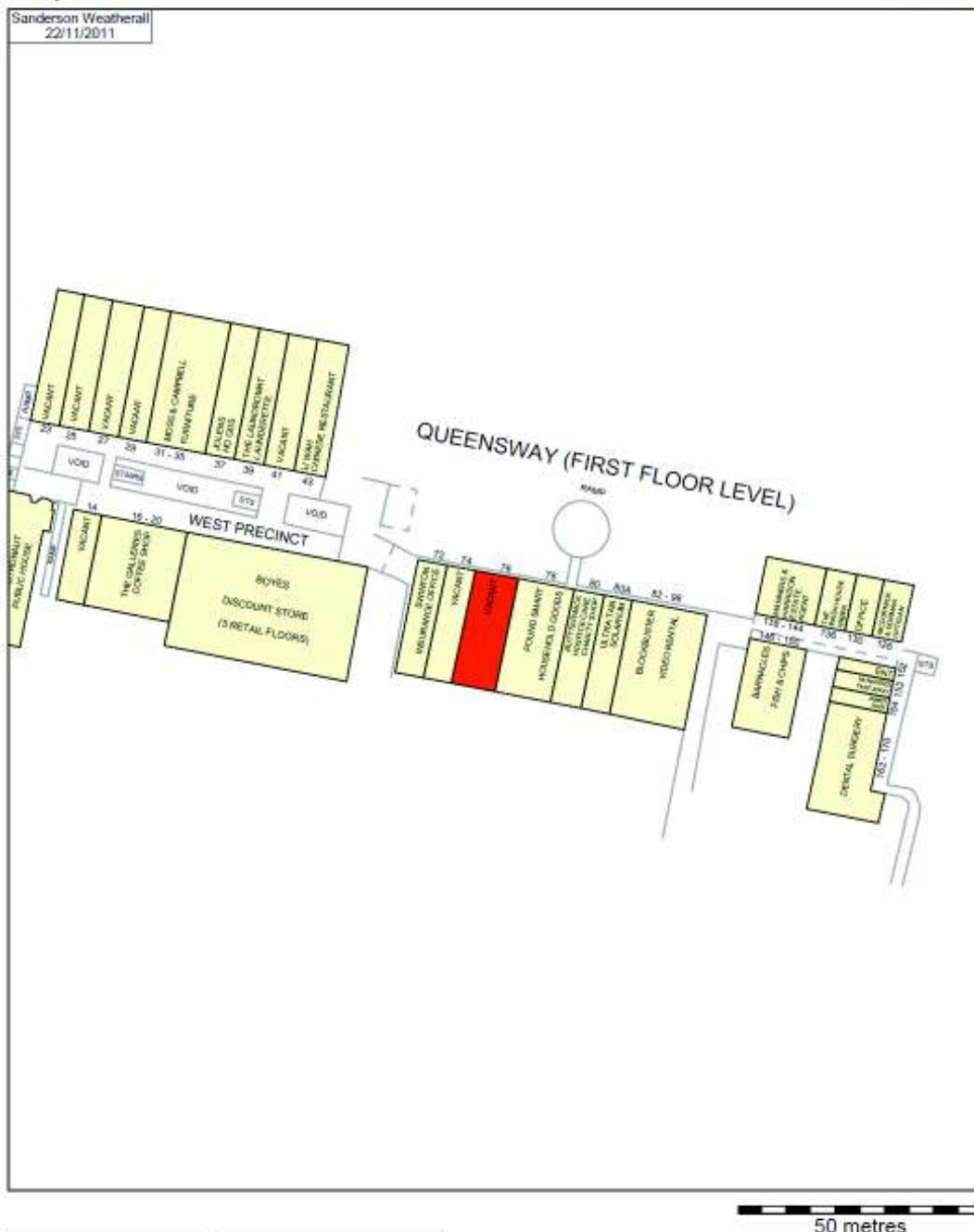
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Finance Act 1989:  
Unless otherwise stated all prices and rents are quoted exclusive of VAT

Property Misdescriptions Act 1991  
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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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