

# TO LET

Unit 103, 5 Stephenson Way  
Castlegate 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. It is estimated that there is a population of 350,000 within a 15 minute drive time (Source; Illumine)

Castlegate Shopping Centre is the principal shopping location in the town accommodating key retailers such as Wilko, B&M, Iceland, Peacocks, Home Bargains and the towns' indoor Market.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,157	107.5
Storage	730	67.8

## Rent

We are seeking rental offers in the order of £37,500 per annum.

## Tenure

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

## Business Rates

The unit has a 2017 draft valuation rateable value assessment of £21,000.

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 2016 stands at approximately £10,240.

## EPC

Energy Performance Asset Rating - TBC

## 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 2016

Viewing Strictly through the sole letting agent.

Barker Proudlove

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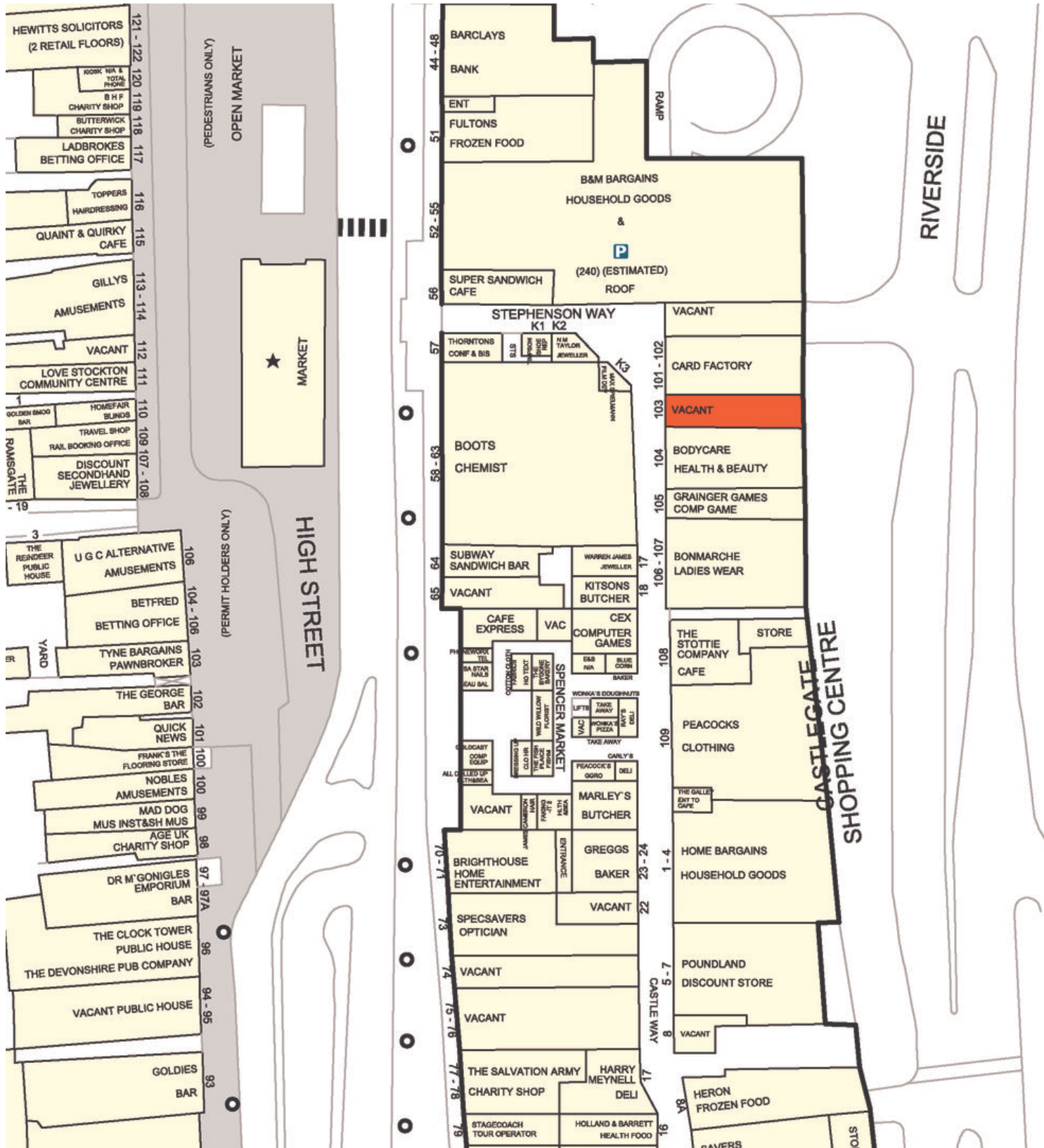
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