

TO LET

Unit 12, 65 High Street
Castlegate 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 with key retailers including Wilkinson, Boots, Iceland, Peacocks, Home Bargains and the towns' indoor Market, which has recently undergone refurbishment.

The subject property is situated adjacent to the entrance into the busy Spencer Market Hall, fronting the High Street in close proximity to Brighthouse, Specsavers and Boots

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	987	91.7
First Floor Ancillary	1,122	104.2

Rent

We are seeking rental offers in the order of £36,600 per annum exclusive.

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

We understand that the unit is assessed under the 2010 revaluation at £25,000. From 1 April 2015 the Rates Payable will be £12,325 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Stockton-on-Tees Borough Council.

Service Charge

The current service charge for 2015 is £9,820 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 VACANT POSSESSION

SUBJECT TO CONTRACT

Details prepared April 2015

Viewing Strictly through the sole letting agent.

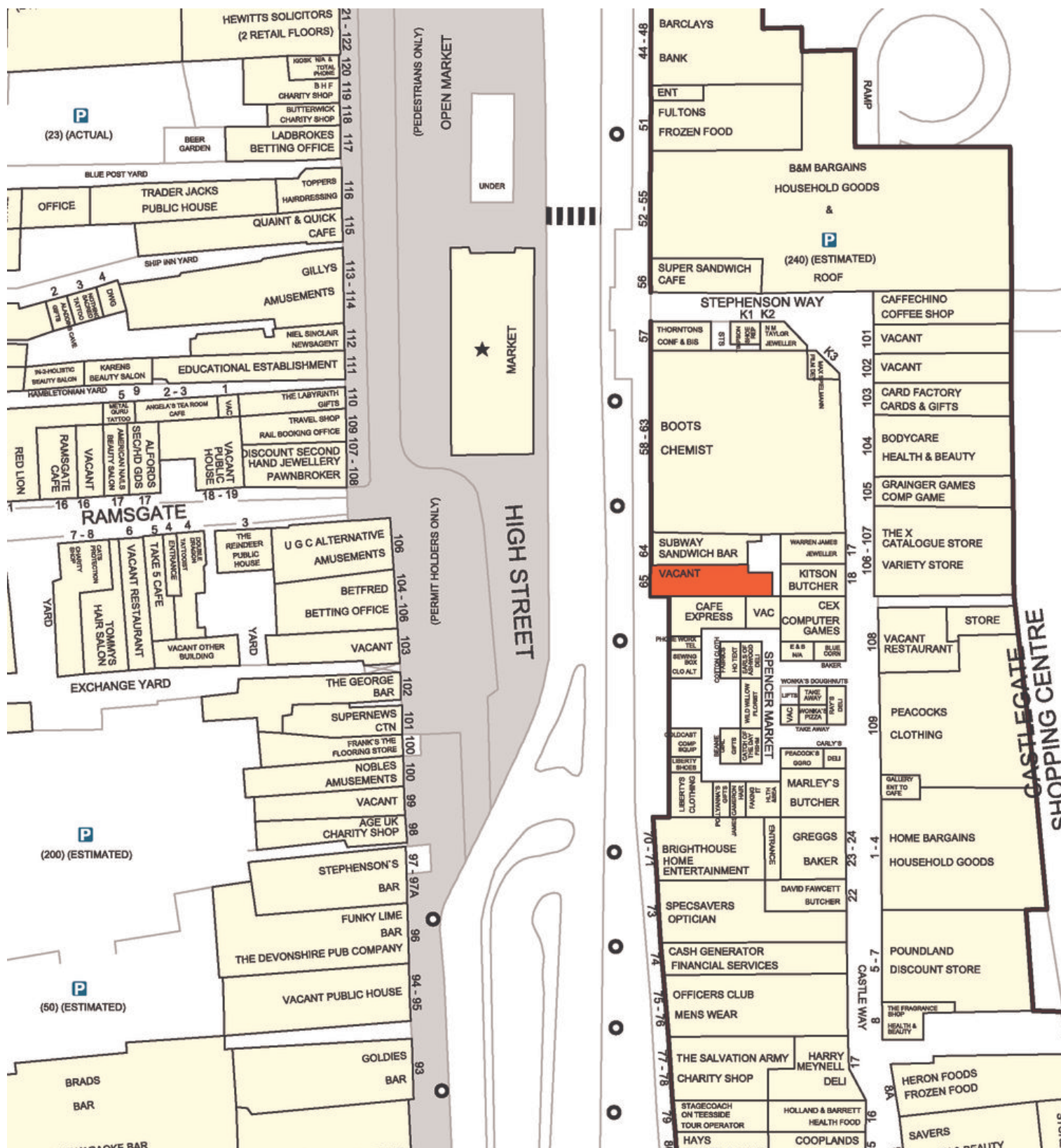
Barker Proudlove

Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604525

richard@barkerproudlove.co.uk



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