

UNIT 29
WELLINGTON SQUARE
STOCKTON ON TEES
CLEVELAND

ON THE INSTRUCTIONS OF AURUM GROUP LTD
CONFIDENTIALLY AVAILABLE
STAFF UNAWARE



LOCATION

The premises are situated in an excellent trading location in the town centre's prime retail destination with nearby retailers including H&M, Marks & Spencer, River Island, Topshop and Debenhams.

LEASE

The premises are held on a full repairing and insuring lease due to expire 23 June 2021. The lease is contracted within the Landlord & Tenant Act 1954 Part II.

RENT

£30,000 pax with no further rent reviews.

SERVICE CHARGE

2017/2018 £5,103 pa.

VAT

VAT will be charged at the appropriate rate, if applicable.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal costs incurred in the transaction.

ACCOMMODATION

The accommodation is arranged on ground & first floor floors having the following approximate floor areas;

Ground Floor	1,152 sq ft	107 sq m
First Floor	947 sq ft	88 sq m

RATES

Rateable Value		£28,136
UBR 2018/19		48.0p in the £
Rates Payable 2018/19		£13,505

Transitional relief has not been applied to the above and therefore interested parties are advised to verify these figures by contacting the local authority, Stockton Borough Council on 01642 397108.

VIEWING

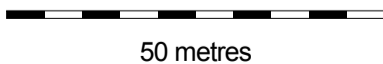
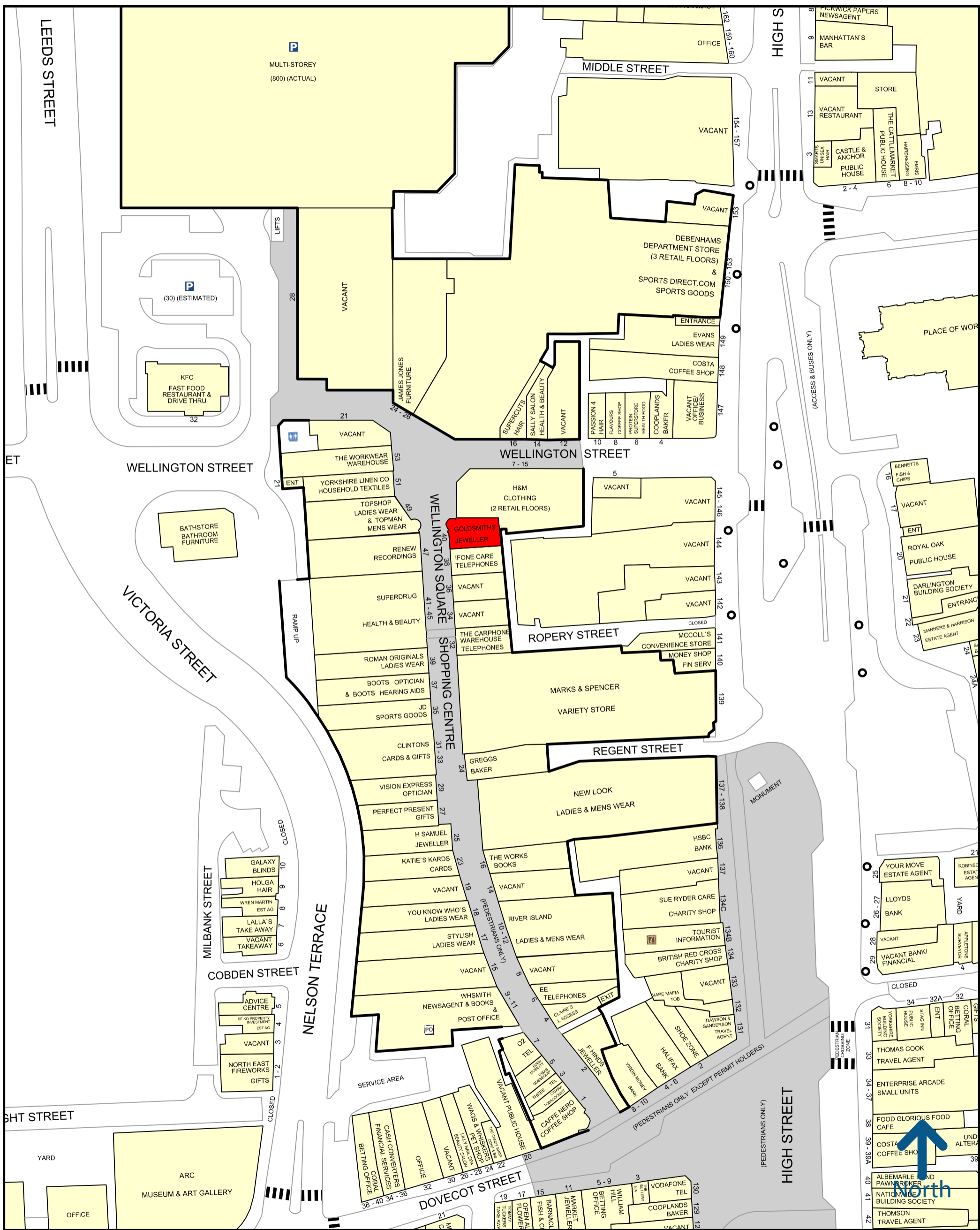
Strictly by appointment through the assignor's **sole** agents as **staff are unaware** of the impending disposal.

CONTACTS

Jonathan Cowan jsc@stephenkane.co.uk
George Brooke georgebrooke@stephenkane.co.uk
Tom Gosden tomgosden@stephenkane.co.uk

61 Queen Anne Street, London W1G 9HH Tel: 020 7224 0101 Fax: 020 7224 0406

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



Experian Goad Plan Created: 19/04/2018

Created By: Stephen Kane and Co



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 10019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011