

UNIT 4

PAVILION SHOPPING CENTRE

THORNABY
TEESIDE TS17 9FF

TO LET

GROUND 2,350 - 7,385 SQ FT
POTENTIAL TO SPLIT

ON THE INSTRUCTIONS OF

LCP

- 315,000 sq ft of retail / leisure accommodation with 38 retail units
- Anchored by Asda, Lidl and Wilko with other retailers including KFC, Card Factory and Boots
- Open Air Shopping Centre - with 800 surface parking spaces
- Catchment c. 52,000 (10 mins drive time) and c. 171,000 (20 minute drive time)

* Source Acorn





ACCOMMODATION

The unit is to be refurbished in Q1 2021 to provide 3 retail units, fitted to a white box specification.

Unit 4	218 sq m	2,350 sq ft
Unit 4A	235 sq m	2,530 sq ft
Unit 4B	233 sq m	2,505 sq ft

The Landlord is open minded to splitting the accommodation for individual tenants needs.

DESCRIPTION

The unit is situated in the centre of the Pavilion, directly opposite Iceland with other retailers in the immediate vicinity including Card Factory, Wilko, Cooplands Bakers, Boots and Greggs. The premises is a former fitted fashion unit, with a sales area to the front and ancillary / welfare accommodation to the rear.

RENT / TERMS

Unit 4	£29,500 per annum exclusive
Unit 4A	£29,500 per annum exclusive
Unit 4B	£29,500 per annum exclusive

On a new lease with terms to be agreed.

RATES

Rateable Value to be reassessed.

Until April 2021 there is no rates payable for Class E uses. Interested parties are advised to verify any information provided regarding rateable values, rates payable and small business rates relief with the local authority.

SERVICE CHARGE

Unit 4	£5,445 + VAT per annum
Unit 4A	£6,400 + VAT per annum
Unit 4B	£6,337 + VAT per annum

FURTHER INFORMATION & ENQUIRIES

Please contact the joint agents:

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