

TO LET

60/61, 9 John Walker Square
Castlegate Shopping Centre
Stockton on Tees



Location

Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east 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 | 2,717 | 252.4 |
| Storage | 2,748 | 255.3 |

Rent

We are seeking rental offers in the order of £52,500 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

We understand that the unit is assessed under the 2010 revaluation at £50,600. From 1 April 2016 the Rates Payable will be £25,148.20 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 on-account service charge for the year 2016 stands at approximately £33,499.

EPC

Energy Performance Asset Rating - D

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 February 2016

Viewing Strictly through the sole letting agent.

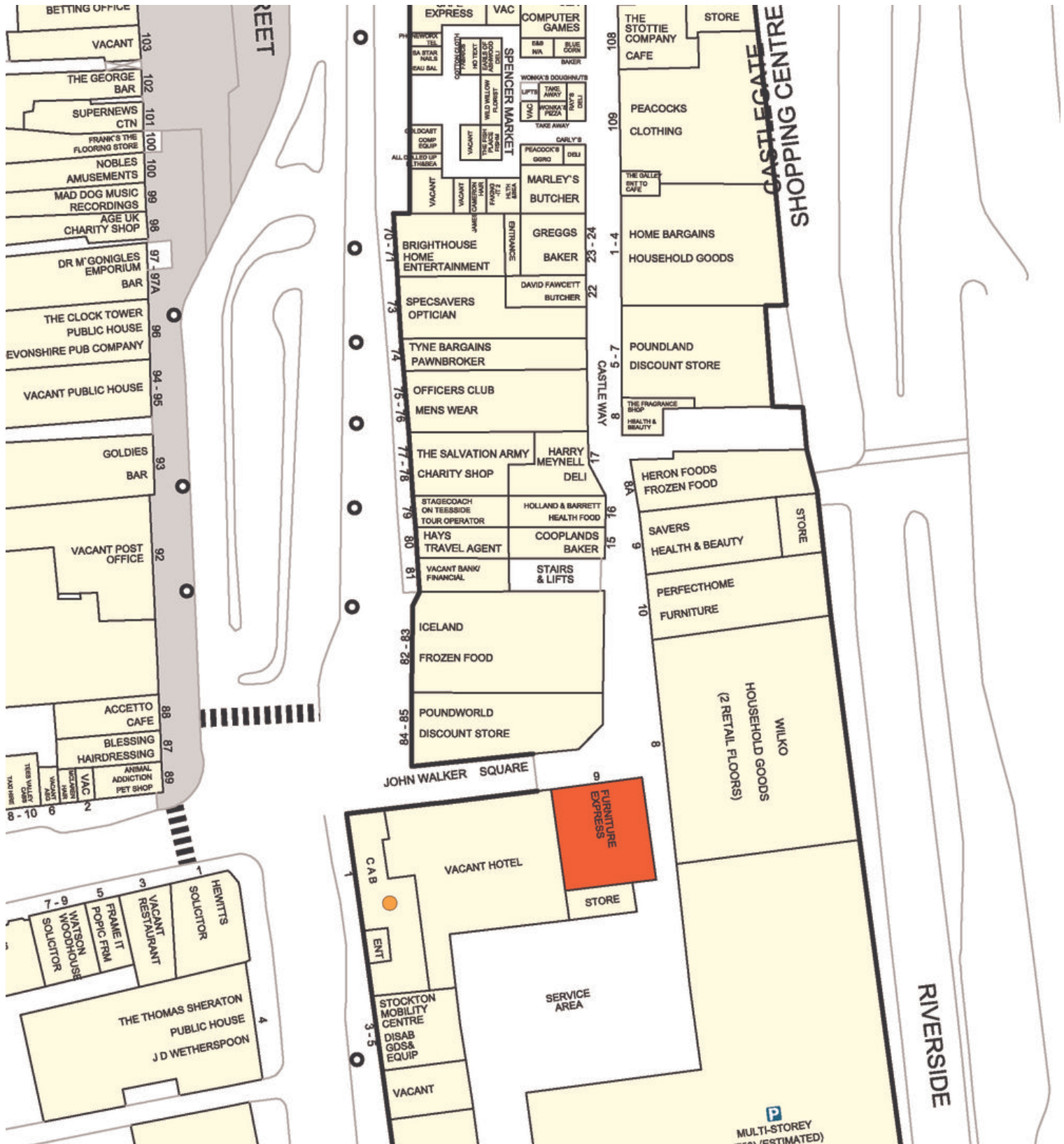
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