

Stockton-on-Tees

28 High Street

Retail Unit to Let



Location

Stockton-on-Tees is a market town within the Tees Valley region, located 4 miles west of Middlesbrough and 12 miles north-east of Darlington.

The subject property is located on the High Street with frontage onto the town monument, the new central garden and fountain.

Nearby occupiers include Yorkshire Bank, Thomas Cook, Dawson & Sanderson and Costa Coffee. The property is located in close proximity to Wellington Square Shopping Centre and Castlegate Shopping Centre.

Accommodation

The unit is arranged over ground and first floors providing the following approximate floor areas:

Ground Floor Sales:	691 sq ft	64.2 sq m
Basement Ancillary:	454 sq ft	42.2 sq m

Rent

£15,750 per annum exclusive.

Tenure

The premises are available by way of an assignment of a lease expiring 31st March 2020.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£16,250.00
UBR (2016/17)	49.7p
Rates Payable	£8,076.25

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

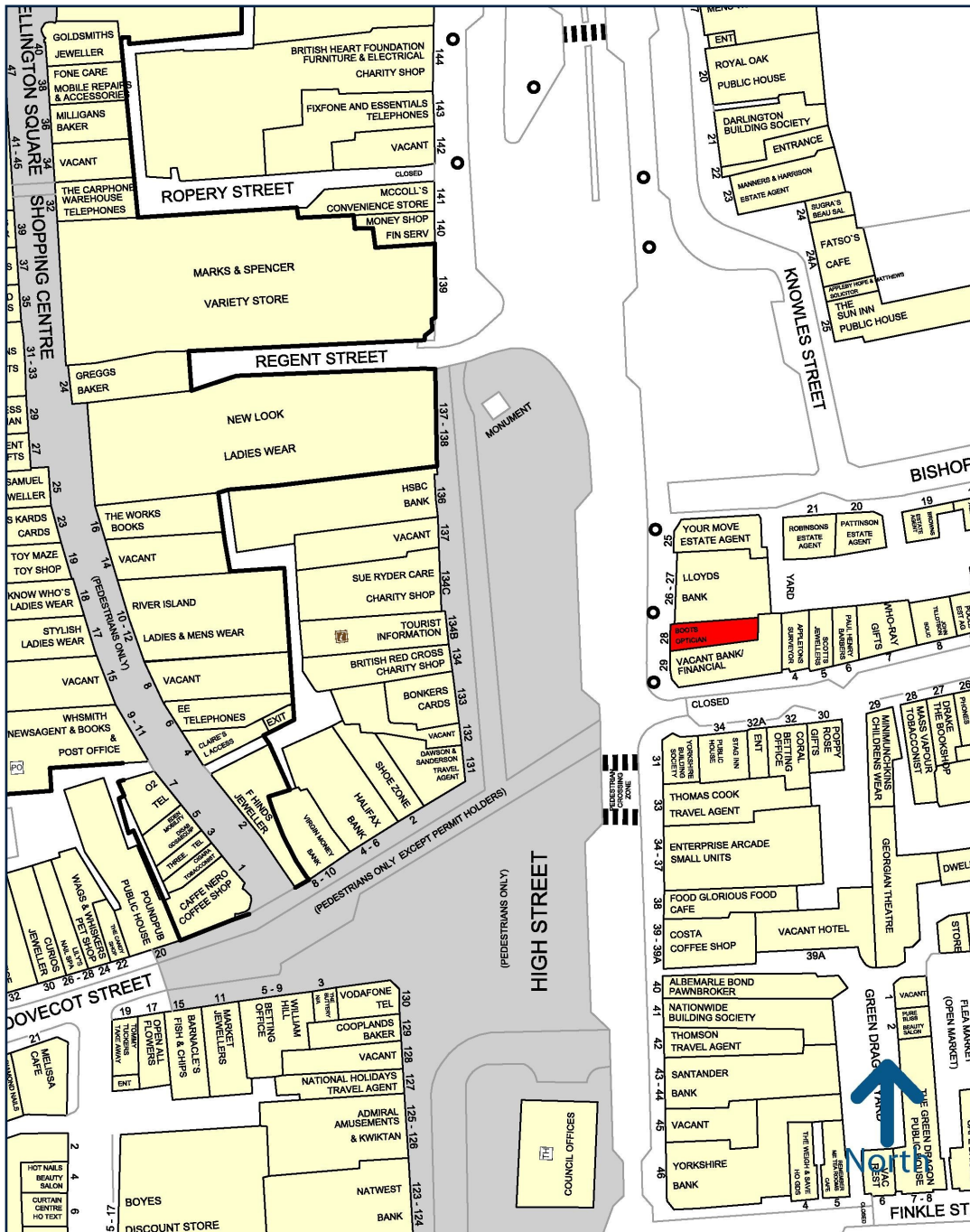
David Charlton
dcharlton@savills.com
0161 236 8644

James Edmondson
jedmondson@savills.com
0113 220 1240

savills.co.uk/retail



Shaping Retail.



Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. November 2016

savills.co.uk/retail



Shaping Retail.