

112 HIGH STREET, STOCKTON-ON-TEES, TS18 1BB

Prime Retail Unit To Let



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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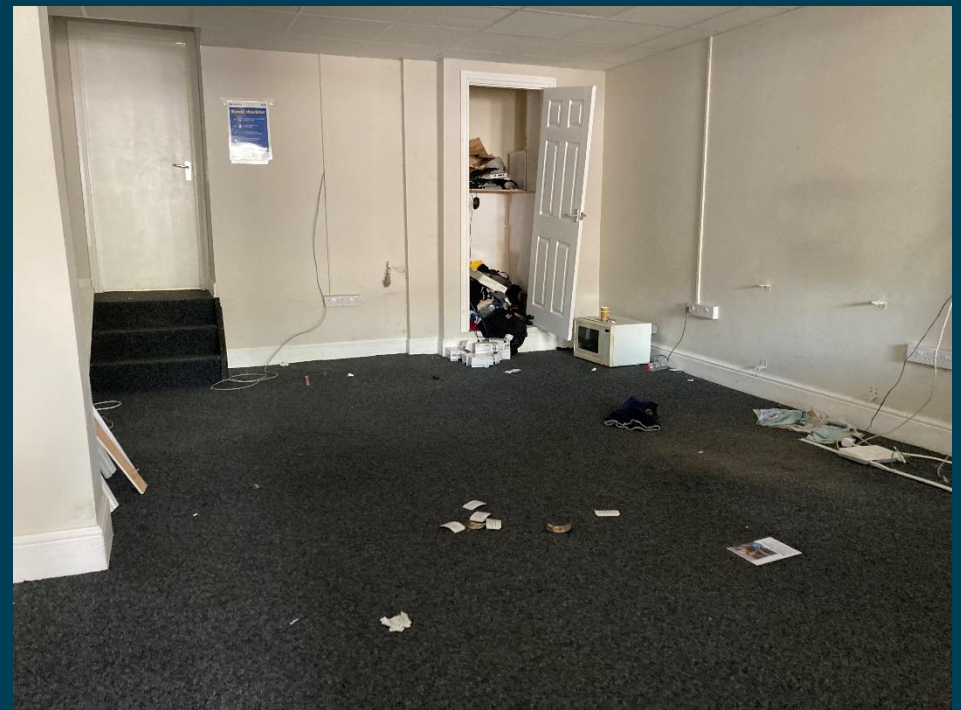
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LOCATION

The property is situated in a prime position on the west side of Stockton High Street located within the principal pedestrianised retail area of Stockton town centre. Other nearby occupiers include Greggs, Ladbrokes, Watson Woodhouse and Hewitt's Solicitors.

DESCRIPTION

The property comprises a mid-terraced four storey building of traditional construction arranged to provide ground floor sales with office/storage accommodation to the first, second and third floors. The property was most recently occupied as a taxi office by Stockton Cars.

ACCOMMODATION

The property provides the following accommodation approximately:

Gross Frontage:	5 meters (16 feet)
Gross Depth:	24 meters (79 feet)
Ground Floor Sales:	41.04 sq m (441 sq ft)
Ground Floor Office/Store:	41.58 sq m (447 sq ft)
First Floor Offices/Stores:	49.57 sq m (536 sq ft)
Second Floor Stores:	40.55 sq m (436 sq ft)
Third Floor Stores:	40.37 sq m (434 sq ft)
Total (NIA):	213.11 sq m (2,294 sq ft)

TENURE

The property is available by way of a new lease for a term of years to be agreed on effectively full repairing and insuring terms with rental offers invited at £12,000 per annum exclusive. Long rent free periods are available for the right applicant.

BUSINESS RATES

The property has a 2017 rating list entry at Rateable Value £12,000. Interested parties should contact Stockton Borough Council for the exact rates payable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All rentals are exclusive of VAT if applicable.

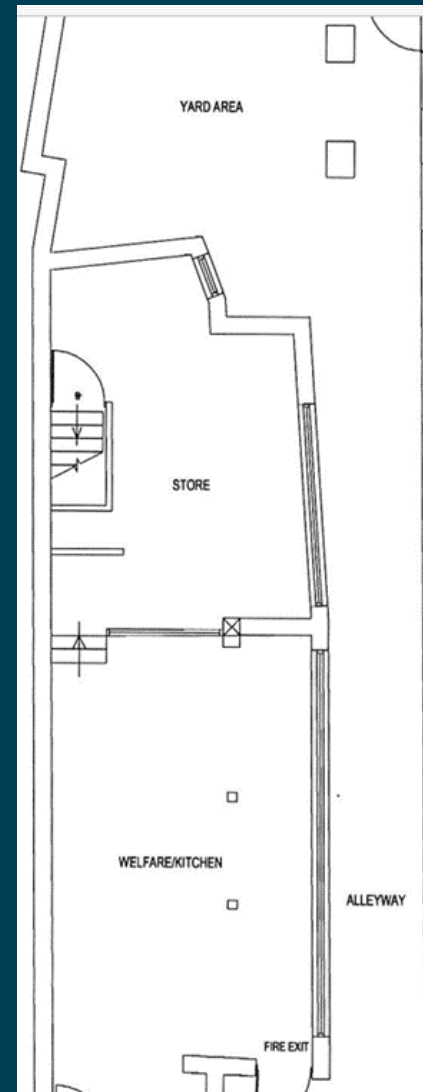
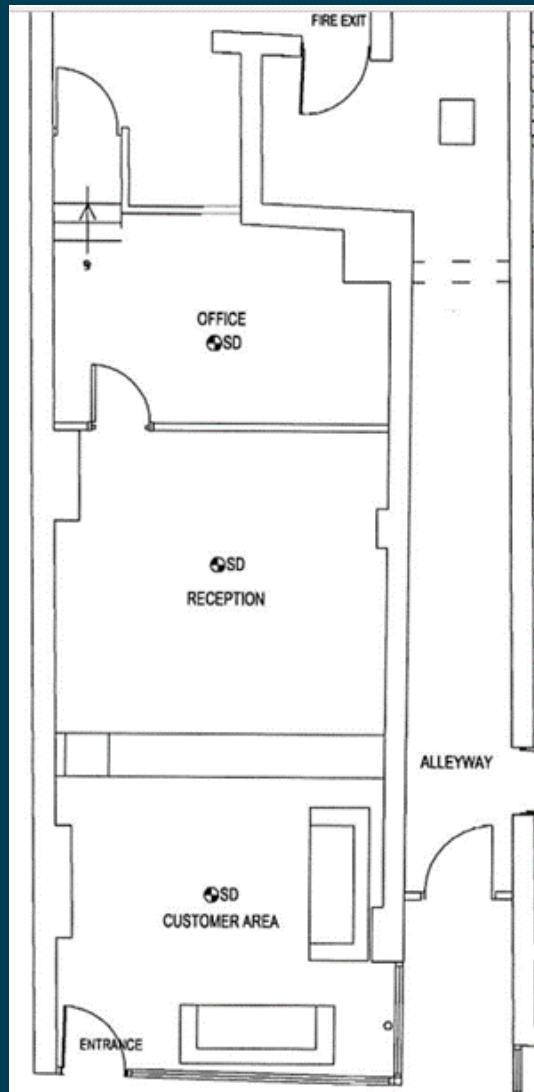
VIEWING

Strictly by appointment through this office
Jack Robinson / Paul Stevenson
Email admin@thomas-stevenson.co.uk
01642 713303

Subject to contract

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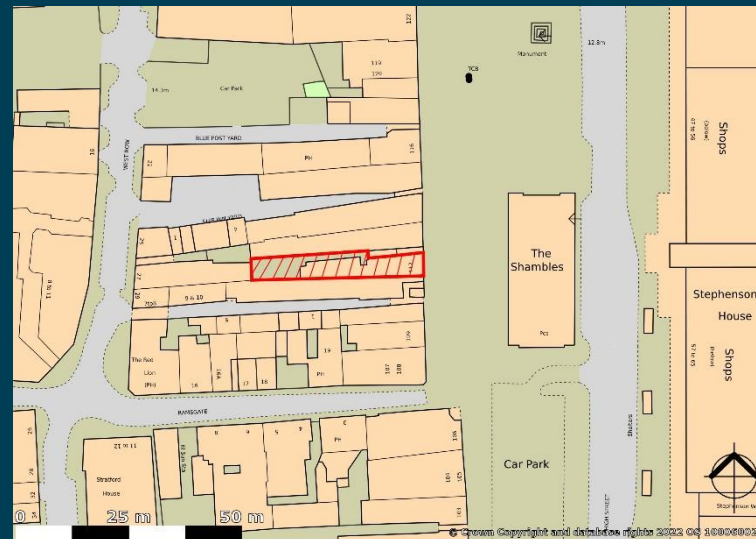
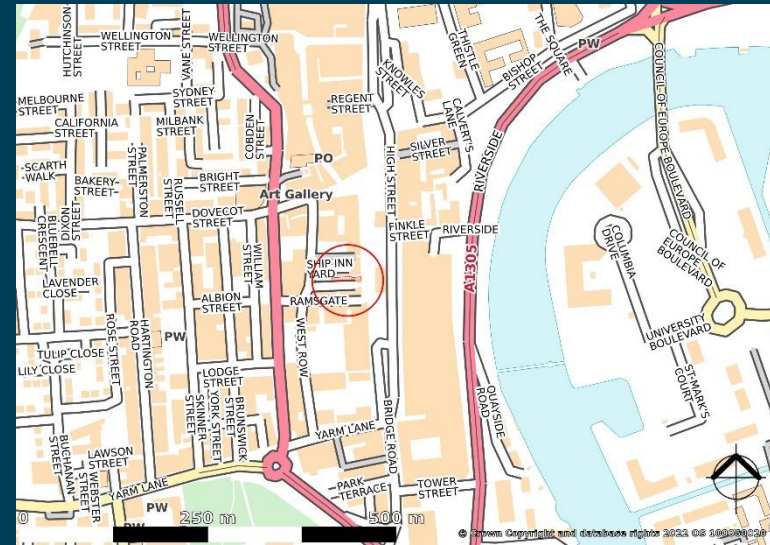
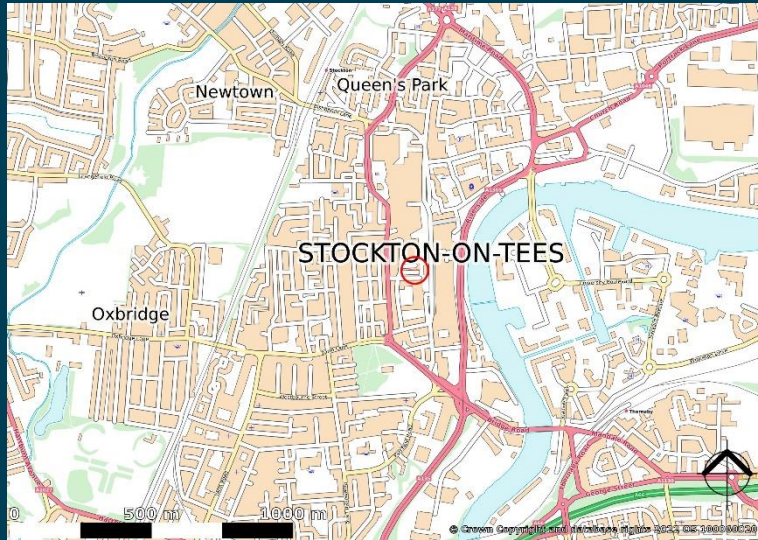
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