

**6 WELLINGTON STREET, STOCKTON-ON-TEES, TS18 1NA**  
**Prime Retail Unit For Sale**

**PROTEIN**  
SUPERSTORE.CO.UK

**TM Teess**  
Simple

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HOME  
INSURANCE

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

**www.thomas-stevenson.co.uk**

# 6 WELLINGTON STREET, STOCKTON-ON-TEES, TS18 1NA

## Prime Retail Unit For Sale

### LOCATION

The property is situated in a prime position on the north side of Wellington Street located between the principal shopping areas of Wellington Square and Stockton High Street.

This is a central location popular with both local, regional and national retailers and nearby occupiers include; Thirteen Group, CeX, Vision 25, Max Spielman, Barclays Bank and Heron Foods.

Wellington Street has heavy footfall due its position between Wellington Square Car Park and the main public transport links of the town centre.

### DESCRIPTION

The property comprises a mid-terraced, two storey, building arranged to provide a ground floor retail unit together with integral ancillary accommodation at first floor level.

Previously occupied by Newboulds Butchers, for a number of years, the property is now let as a health store and benefits from dumbwaiter and first floor cold store.

### ACCOMMODATION

The property provides the following accommodation approximately:

#### Ground Floor

Sales Area: 73.52 sq m ( 791 sq ft)

#### First Floor

Various Store Rooms: 65.42 sq m ( 704 sq ft)  
Wc's

Total: 138.94 sq m ( 1,495 sq ft)

### TENURE

The property is let to Protein Superstore on Full Repairing and Insuring terms at an annual rent of £7,500 per annum exclusive for a period of 5 years expiring 30 October 2026. The tenant has been in occupation at the property since 2016 and renewed the lease from 2021.

A copy of the lease is available on request.

### PROPOSED TERMS

Offers are invited in the region of £79,000 for the freehold interest subject to the existing lease which would show a purchaser a gross initial yield of 8.33%.

### BUSINESS RATES

The property has a Rateable Value of £7,600 and therefore qualifies for Small Business Rates relief. To determine the exact rates payable we would advise getting in contact with Stockton Borough Council.

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### **Prime Retail Unit For Sale**

#### **LEGAL COSTS**

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

#### **ENQUIRIES**

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Jack Robinson / Paul Stevenson on 01642 713303

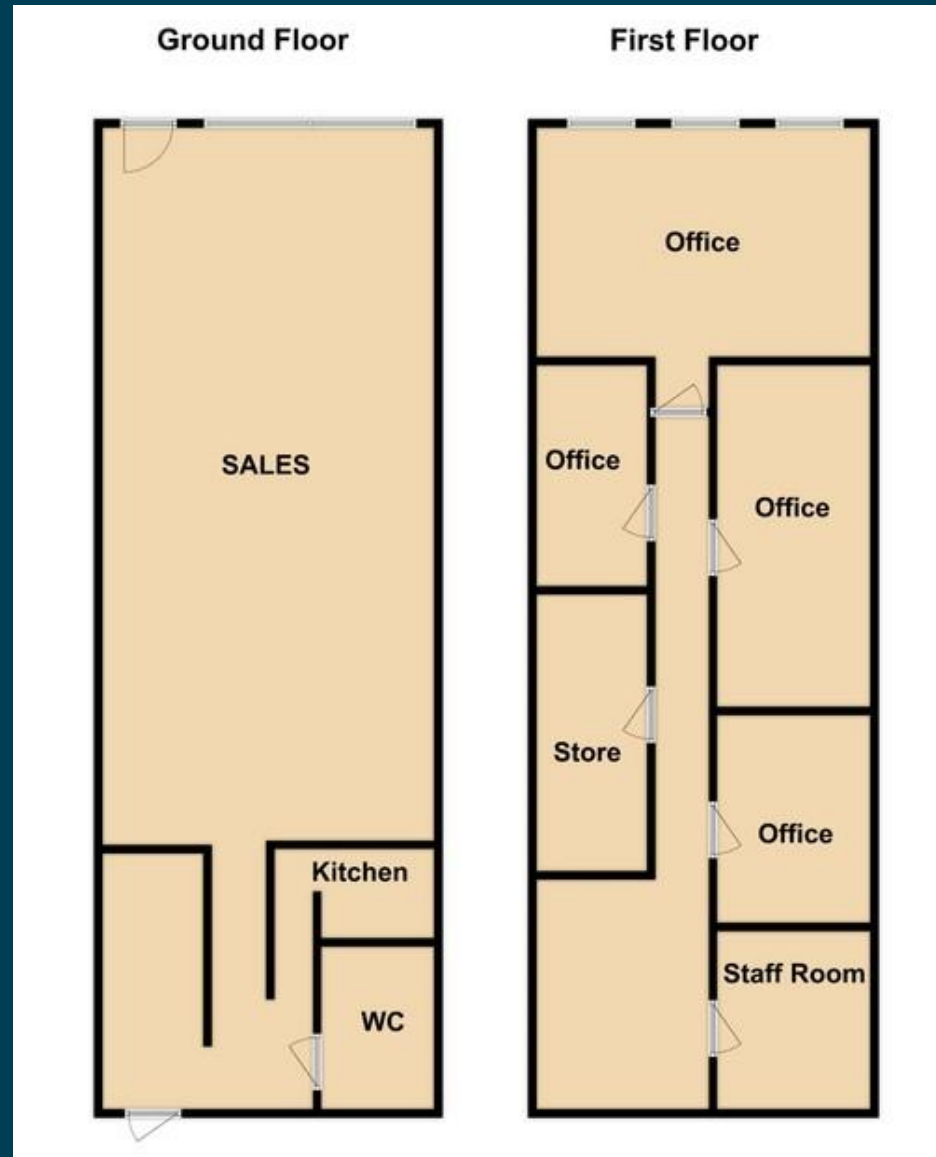
#### **VIEWING**

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to Contract.

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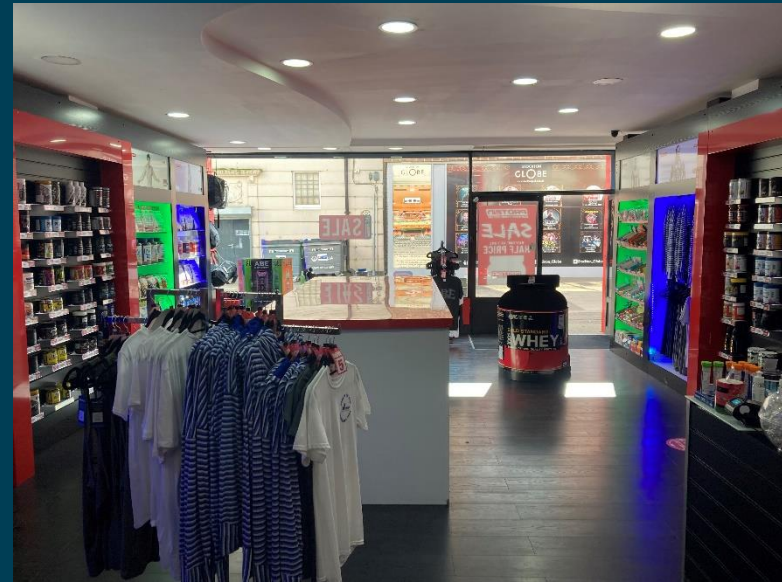
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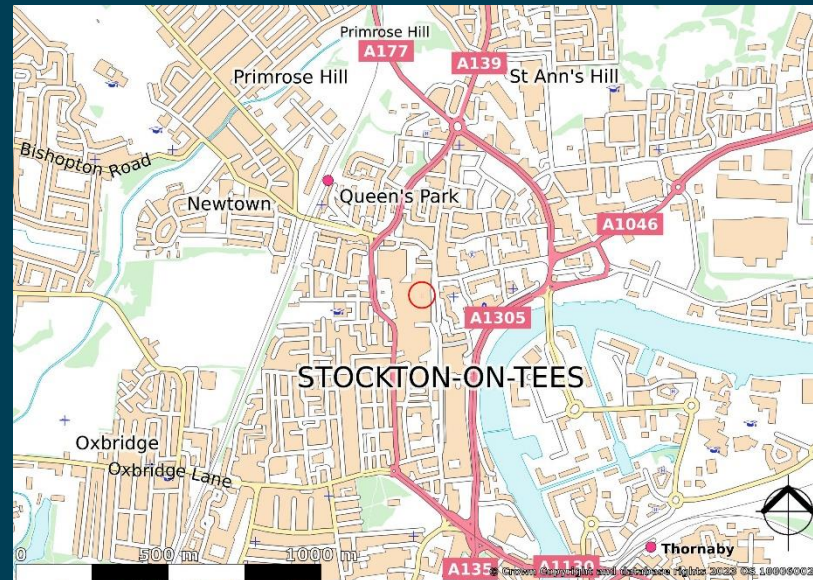
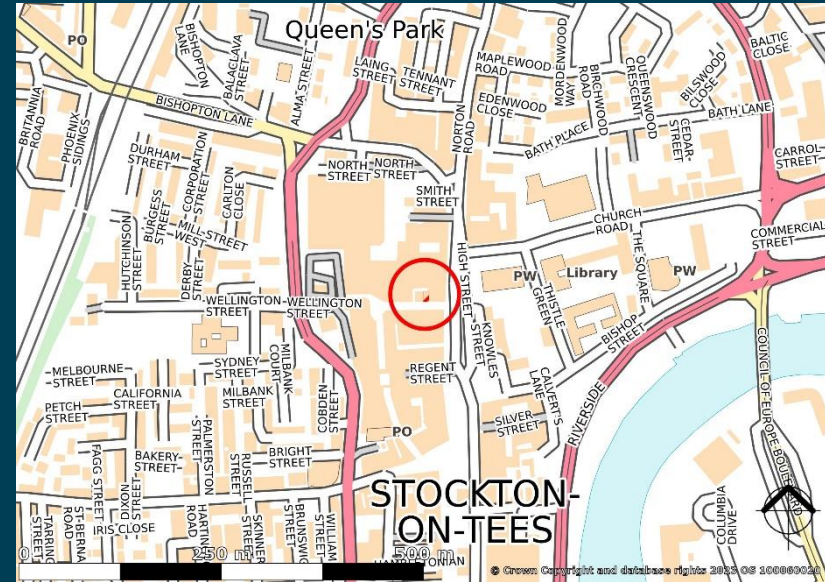
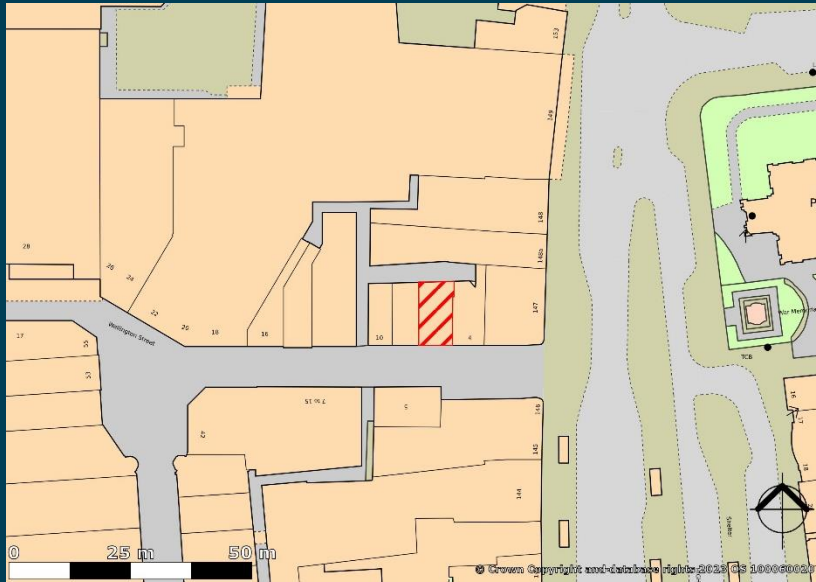
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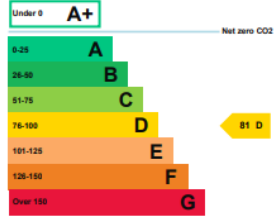
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Energy performance certificate (EPC)		
6 Wellington Street STOCKTON-ON-TEES TS18 1NA	Energy rating <b>D</b>	Valid until: 2 January 2033
		Certificate number: 6288-6760-0447-5457-6491
Property type	Retail/Financial and Professional Services	
Total floor area	163 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's current energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		

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- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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