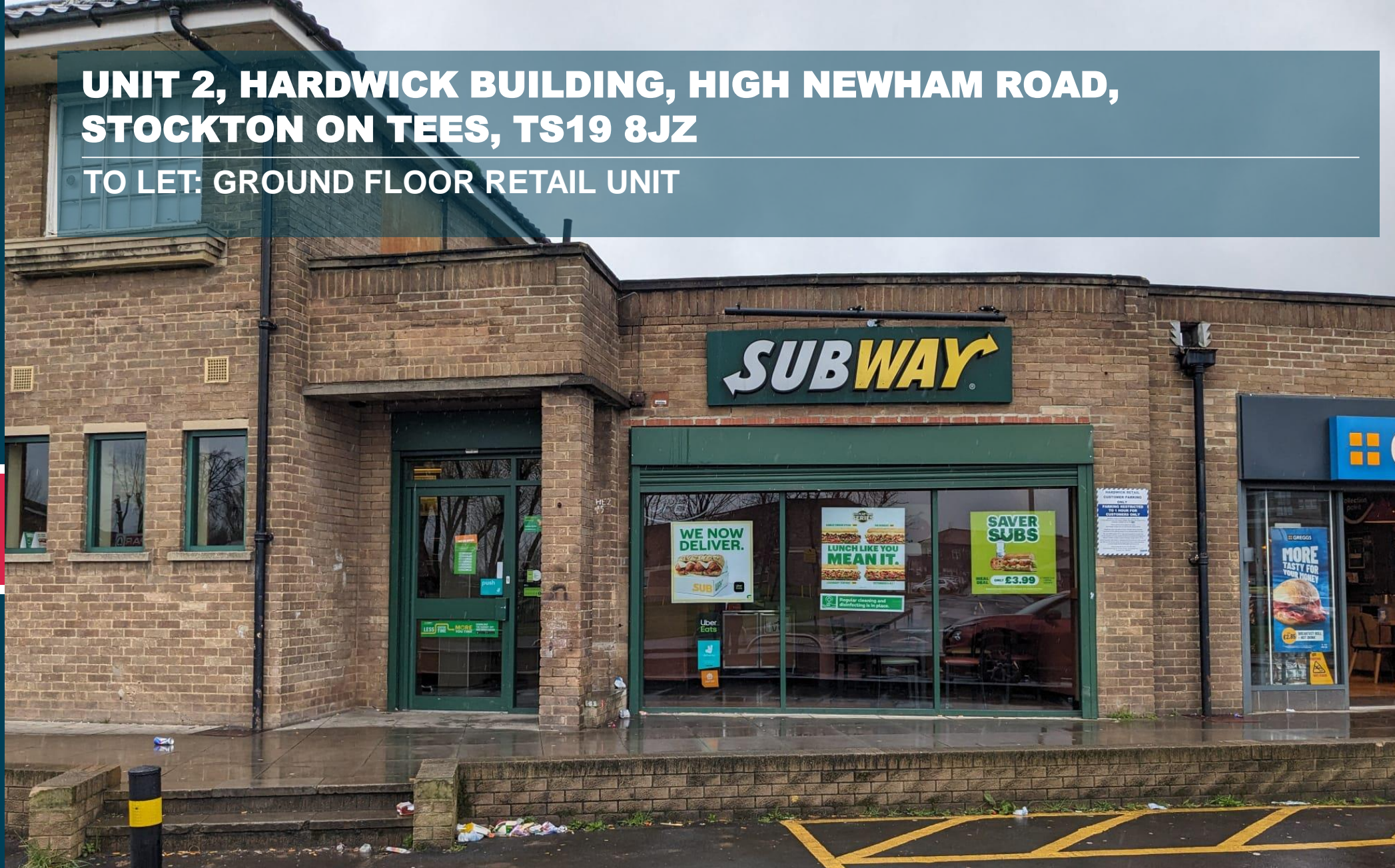


# UNIT 2, HARDWICK BUILDING, HIGH NEWHAM ROAD, STOCKTON ON TEES, TS19 8JZ

TO LET: GROUND FLOOR RETAIL UNIT



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

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### LOCATION

The property is located in the Hardwick area of Stockton on Tees, 2 miles north west of the town centre, holding a prominent position opposite North Tees Hospital and close to Durham Road which provides road communication to the town centre.

The property is situated in an area of high density residential housing and nearby occupiers include Greggs, Spar, La Chef, The Hardwick and Fry Guys. The unit's position adjacent to North Tees Hospital provides consistent vehicular and pedestrian footfall throughout the day.

### DESCRIPTION

The subject property, forming part of the former Hardwick Hotel which was converted to provide a small shopping retail parade, is arranged to provide a ground floor sales area with ancillary accommodation to the rear.

Occupied by a Subway franchise, for a number of years, the property benefits from shared parking to the front and rear and lends itself to a café/hot food use but is suitable for a variety of uses subject to the necessary consents.

### ACCOMODATION

The unit has the following approximate areas:

Gross Frontage:	10.14 m	33' 26"
Net Internal Width:	9.84 m	32' 28"

### Ground Floor

Sales Area:	78.32 sq m	843 sq ft
Stores:	6.01 sq m	65 sq ft
WC:	-	-
Total:	84.33 sq m	908 sq ft

### RATEABLE VALUE

The property has an existing Rateable Value of £8,300 and therefore qualifies for small business rates relief. Interested parties should contact Stockton Borough Council for the exact rates payable.

### TENURE

The property is available from September 2024 on a term of years to be agreed at an asking rent of £16,500 per annum exclusive.

### VAT

The property is elected for VAT.

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### **SERVICE CHARGE**

The property is subject to an annual service charge with tenants to pay a fair proportion of the service costs in relation to the maintenance, repair and upkeep of the external repairs and communal areas calculated on a square foot basis.

### **LEGAL FEES**

Each party is responsible for their own legal costs.

### **VIEWING**

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

Please contact Jack Robinson –

Email : [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)

Tel : 01642 713303

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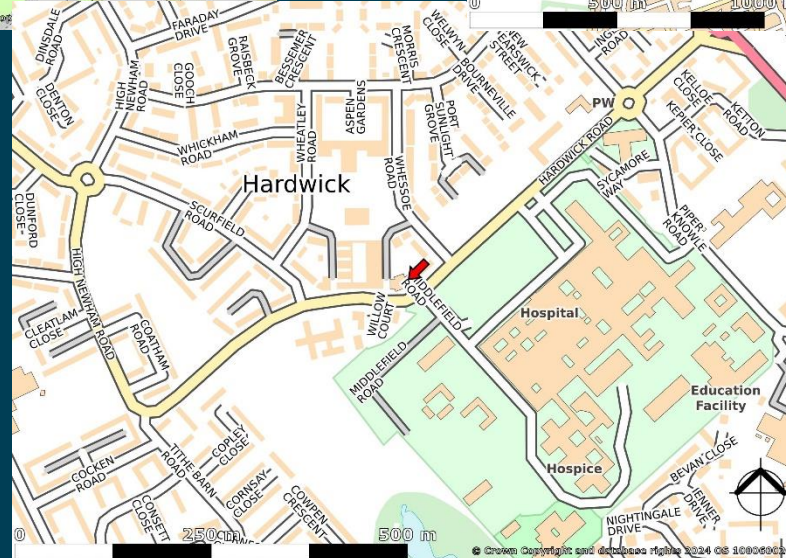
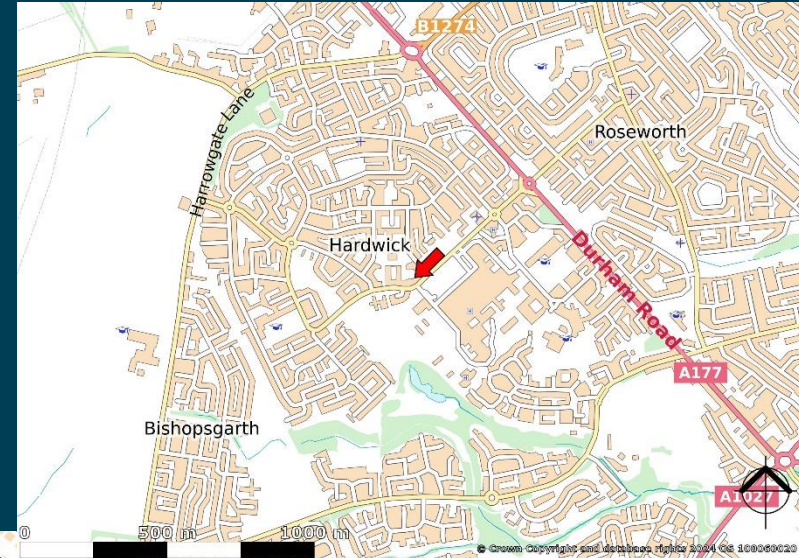
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## TO LET: GROUND FLOOR RETAIL UNIT

### Energy performance certificate (EPC)

Unit 2 Hardwick Building High Newham Road STOCKTON-ON-TEES TS19 8JZ	Energy rating <b>B</b>	Valid until: 22 May 2033	Certificate number: 8018-7444-6644-5982- 8523
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Property type: Retail/Financial and Professional Services  
Total floor area: 72 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is B.

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.

Under 0	A+	Net zero CO2
0-25	A	
26-50	B	43 B
51-75	C	
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- 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;
- 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;
- 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.
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- 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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