

82 WOLVISTON ROAD, BILLINGHAM, TS22 5JF

TO LET : RETAIL UNIT ON POPULAR SHOPPING PARADE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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www.thomas-stevenson.co.uk

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LOCATION

The property is situated on the strong suburban shopping parade of Wolviston Road within the town of Billingham. The parade, which occupies a main road location, is located 0.5 miles north west of Billingham town centre, 1.5 mile north of Norton on Tees and 3.5 miles north west of Middlesbrough.

The popular shopping parade is home to a variety of occupiers including a carpet shop, a dog groomers, a funeral parlour, a pizza takeaway, a Chinese takeaway, a dentist and a newsagents and other neighbourhood occupiers. The area is served by unallocated customer parking to the front of the property.

DESCRIPTION

The subject property provides a double fronted ground floor retail unit with ancillary wc accommodation and storage together with first floor treatment rooms/offices.

The property is configured to provide open plan sales area, storage and staff ancillary accommodation on the ground floor. A stairwell to the rear provides access to further treatment rooms and stores on the first floor.

In use for a number of years as a tanning salon, the property benefits from Class E planning consent and is suitable for a variety of retail uses.

ACCOMODATION

The unit has the following approximate areas:

Ground Floor

| | | |
|-------------|-------------|-------------|
| Sales Area: | 130.07 sq m | 1,400 sq ft |
| Stores: | 28.29 sq m | 304 sq ft |
| WC: | | |

First Floor

| | | |
|------------------|-------------|-------------|
| Stores / Offices | 52.97 sq m | 570 sq ft |
| Total: | 211.33 sq m | 2,274 sq ft |

RATEABLE VALUE

The property has an existing Rateable Value of £13,250. Interested parties should contact Stockton Borough Council for the exact rates payable.

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TENURE

The property is available to let on a full repairing and insuring lease for a number of years to be agreed at a rent of £26,000 per annum.

VAT

The rental figures quoted are exclusive of VAT.

VIEWING

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

Please contact Jack Robinson

Tel : 01642 713303

Email: jack@thomas-Stevenson.co.uk

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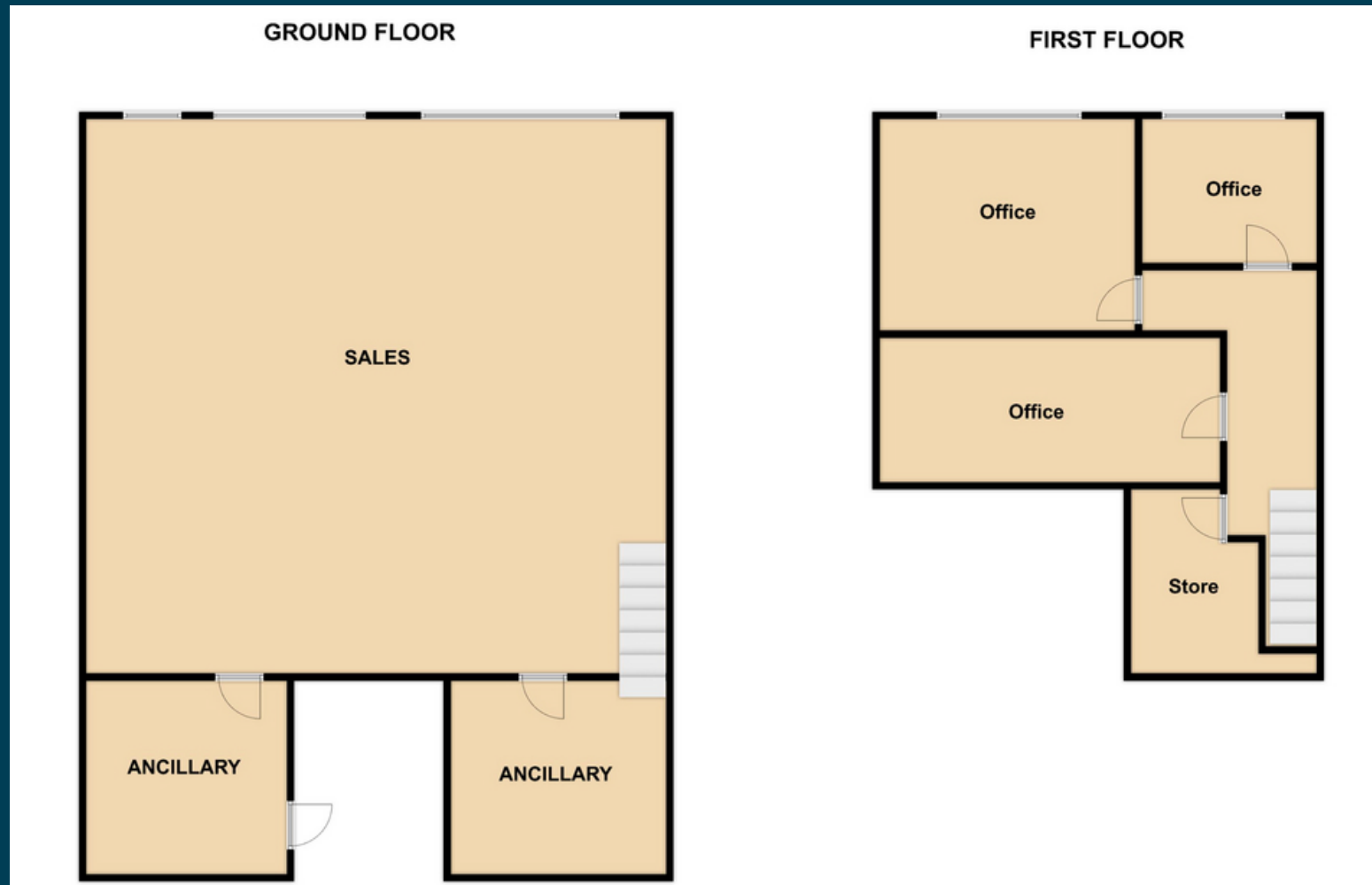
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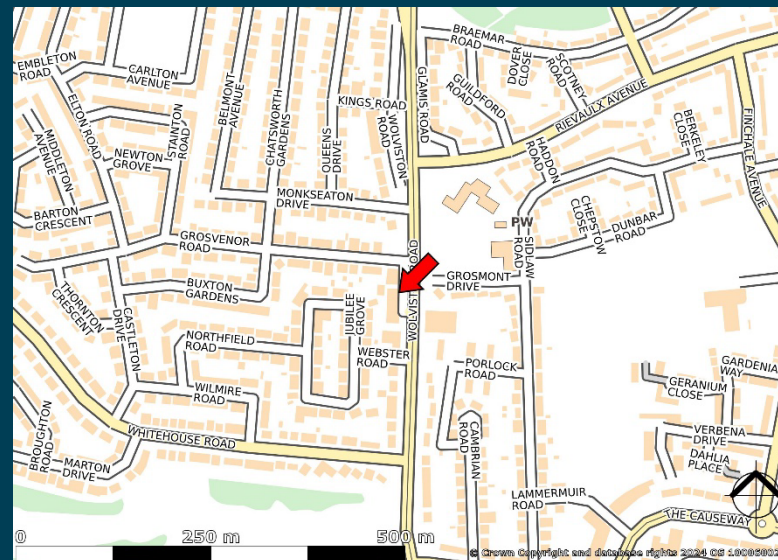
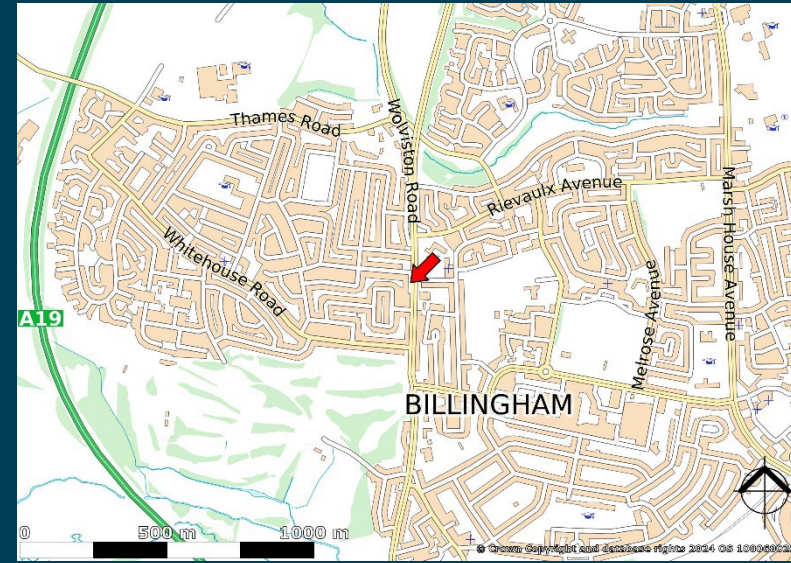
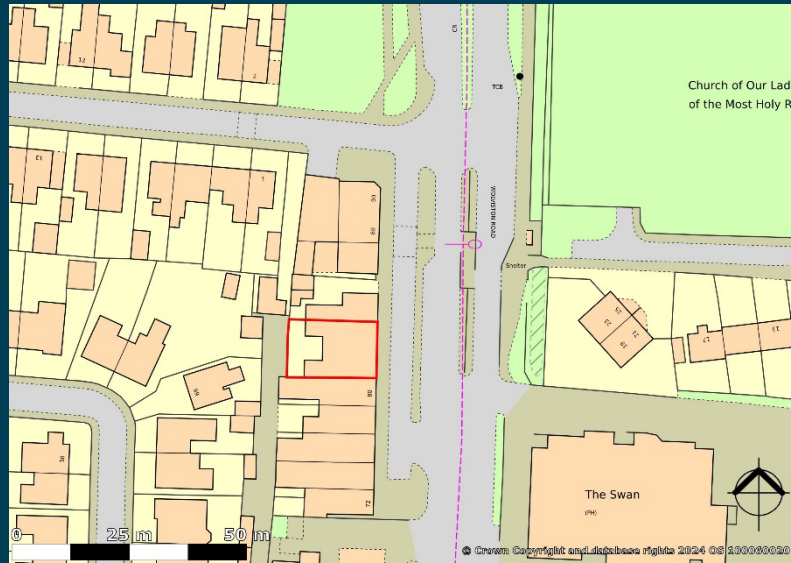
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