



SHOP TO LET

4 Finkle Street, Stockton on Tees TS18 1AR

- Ground Shop
- Sales / stores 58.3 m² (628 sq ft)
- Low business Rates for Small Business rates eligibility*
- Close to High Street and River frontage
- Suitable for a variety of uses (subject to planning)
- Close to Parking off Silver Street – presently 1 hour free

Contact:

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Connect Property NE

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LOCATION

The property to let is situated in Finkle Street close to the high Street and Stockton town Centre. The property will be at the heart of the new public Realm and sports facilities following the development of the Castlegate Shopping centre due to commence in spring 2022.

Stockton is located on the bank of the River Tees, 5 miles East of Middlesbrough and 45 miles South of Newcastle upon Tyne. The town has excellent road links to the A66 which provides access to the A19 and A1(M) networks.

DESCRIPTION

The premises comprise a ground floor shop with rear store and WC. The property is front serviced with communal bin in the street. A small kitchen area provided staff and facilities. Electric roller shutter.

ACCOMMODATION

The unit comprises the following approximate areas and dimension:

Sales / stores 58.3 m² (628 sq ft)

TERMS

The premises are available to let by way of a new effective full repairing and insuring lease at a commencing rental of £12,000 per annum exclusive for a term of years to be agreed.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

RATING ASSESSMENT

The property has been assessed for rating at £6,800 in the 2021/22 assessment. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority. *Occupiers may be eligible for 100% Small Business Rates relief. Enquirers are recommended to verify with Stockton Council.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is being commissioned. A full copy of the EPC will be available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

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