



# SHOP TO LET

6-14 Bishopton Lane, Stockton on Tees TS18 2AA

- Nearby Occupiers include Costa, The Globe Theatre
- Rear loading off shared service area
- Ground Floor Sales 751.2 m<sup>2</sup> (8,086 sq ft)

# **Contact:**

Andrew Wilkinson - 01642 704932

andrew@cpne.co.uk

# **Connect Property NE**

First Floor 4 Halegrove Court Cygnet Drive Stockton on Tees TS18 3DB

Tel: 01642 602001 www.cpne.co.uk

# **LOCATION**

Stockton is located on the bank of the River Tees, approx. 6 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.

The property is situated in Bishop Street close to the High Street and Wellington Square shopping centre into Stockton town centre. The Wellington Square car park is also in close proximity, providing 800 car parking spaces and which presently provides 2 Hour free parking. The unit is close to the recently completed town centre regeneration area. and is opposite new on street parking.

#### **DESCRIPTION**

The premises provide open plan sales with excellent frontage to Bishop Street with servicing from the rear and onsite staff parking. The sale area has a suspended ceiling and air conditioning.

#### **ACCOMMODATION**

The premises are arranged over ground and first floors and provide the following approximate net internal dimensions and floor areas:

Ground Floor Sales	751.2 m <sup>2</sup>	(8,086 sq ft)
Ground Floor Stores	25.0 m <sup>2</sup>	(269 sq ft)
First Floor Stores	272.7 m <sup>2</sup>	(2,935 sq ft)

TOTAL 1,048.9 (11,290 sq ft)

m<sup>2</sup>

#### **TERMS**

The premises are available by way of a new lease at a rental of £45,000 pax.

# **RATING ASSESSMENT**

The premises are currently entered into the Valuation List at RV £25,750. The current Uniform Business Rate for 2022/23 is 0.497 pence in the £.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

# **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.

# **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating is Band D (92). A full copy of the EPC is available for inspection if required.

#### **VIEWING**

Strictly through the agents Connect Property NE:

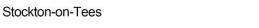
Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk

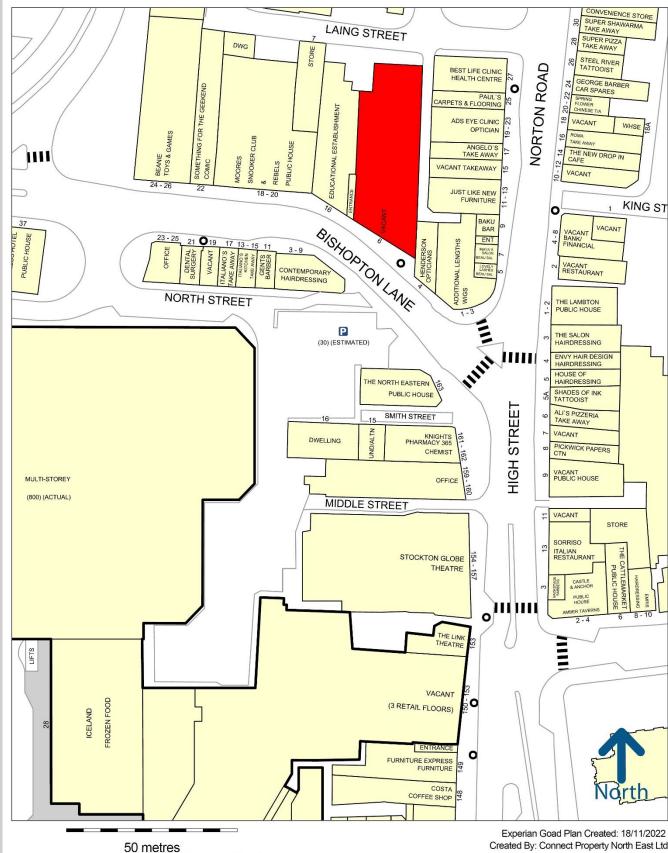












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