



SHOP TO LET

6 Finkle Street, Stockton on Tees TS18 1AR

- Opposite new public central park (under construction)
- Total sales / basement 74.3 m² (800 sq ft)
- Low business rates for Small Business Rates Relief
- 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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Stockton on Tees
TS18 3DB

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LOCATION

The property to let is situated in Finkle Street close to the high Street in Stockton town Centre. The property is at the heart of the new public realm and sports facilities following the demolition of the Castlegate Shopping centre.

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 basement and WC. The property is front serviced with communal bin in the street. A small kitchen area provides staff facilities on ground floor and basement.

ACCOMMODATION

We calculate the unit comprises the following approximate areas and dimensions:

Sales	40.9 m ²	(441 sq ft)
Basement stores	33.4 m ²	(359 sq ft)
Total	74.3 m²	(800 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 £13,000 per annum exclusive for a term of years to be agreed.

LEGAL FEES

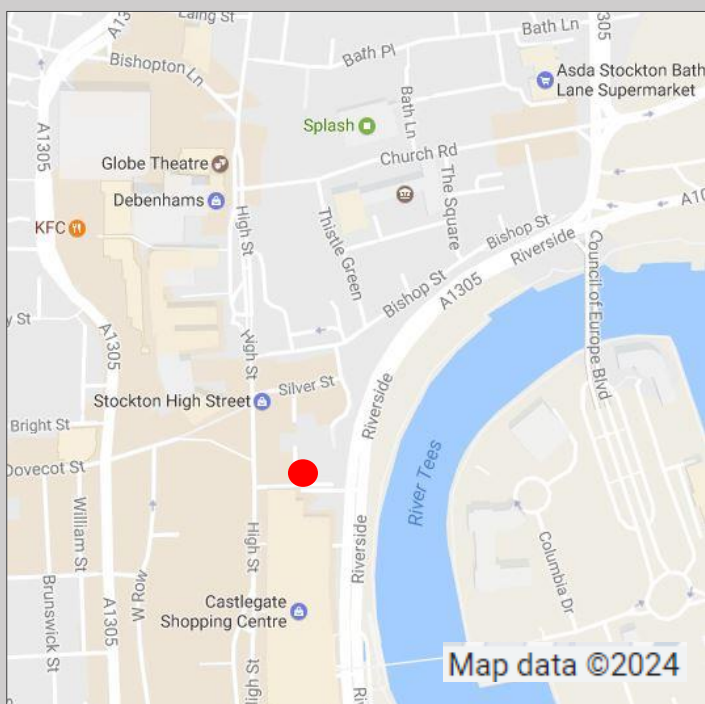
Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

No VAT is charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been assessed a D (81) A full copy of the EPC will be available for inspection if required.



RATING ASSESSMENT

The property has been assessed for rating at £7,000 in the 2024/25 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.**

VIEWING

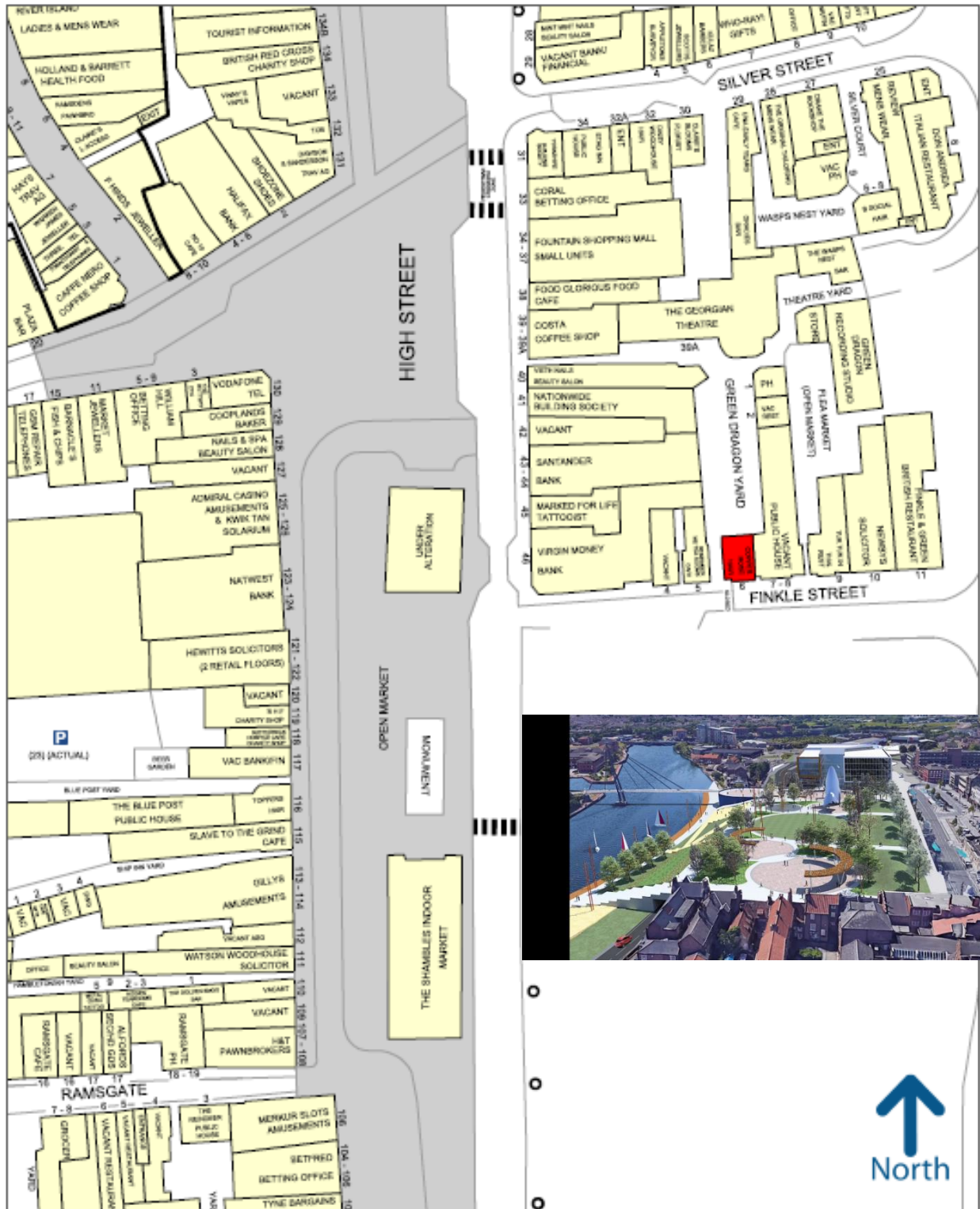
Strictly through the agents Connect Property North East:

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50 metres
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