

# To Let



## Stockton-on-Tees

Unit 33, Wellington Square Shopping Centre

1,140 sq ft (106 sq m)

Rent: £25,000 PAX

## Location & Description:

- Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation.
- Stockton Borough Council are in the process of demolishing the Castlegate Centre having relocated a number of high profile retailers to Wellington Square. This has consolidated the prime retailing pitch and provided a much more 'fit for purpose' shopping experience.
- Wellington Square provides over 250,000 sq.ft of retail space plus 800 car parking spaces and houses retailers including Iceland, River Island, Specsavers, Caffè Nero, Poundland, JD, Heron, Superdrug, B&M and Barclays.

### Demise:

Ground Floor Sales 1,140 sq ft (106 sq m)

First Floor Ancillary 766 sq ft (71.2 sq m)

### Rent:

£25,000 per annum exclusive

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £8,038.

### EPC:

Energy Performance Rating Assessment – C.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) – £19,250.

### Date Prepared:

July 2024.

### Contact Us:

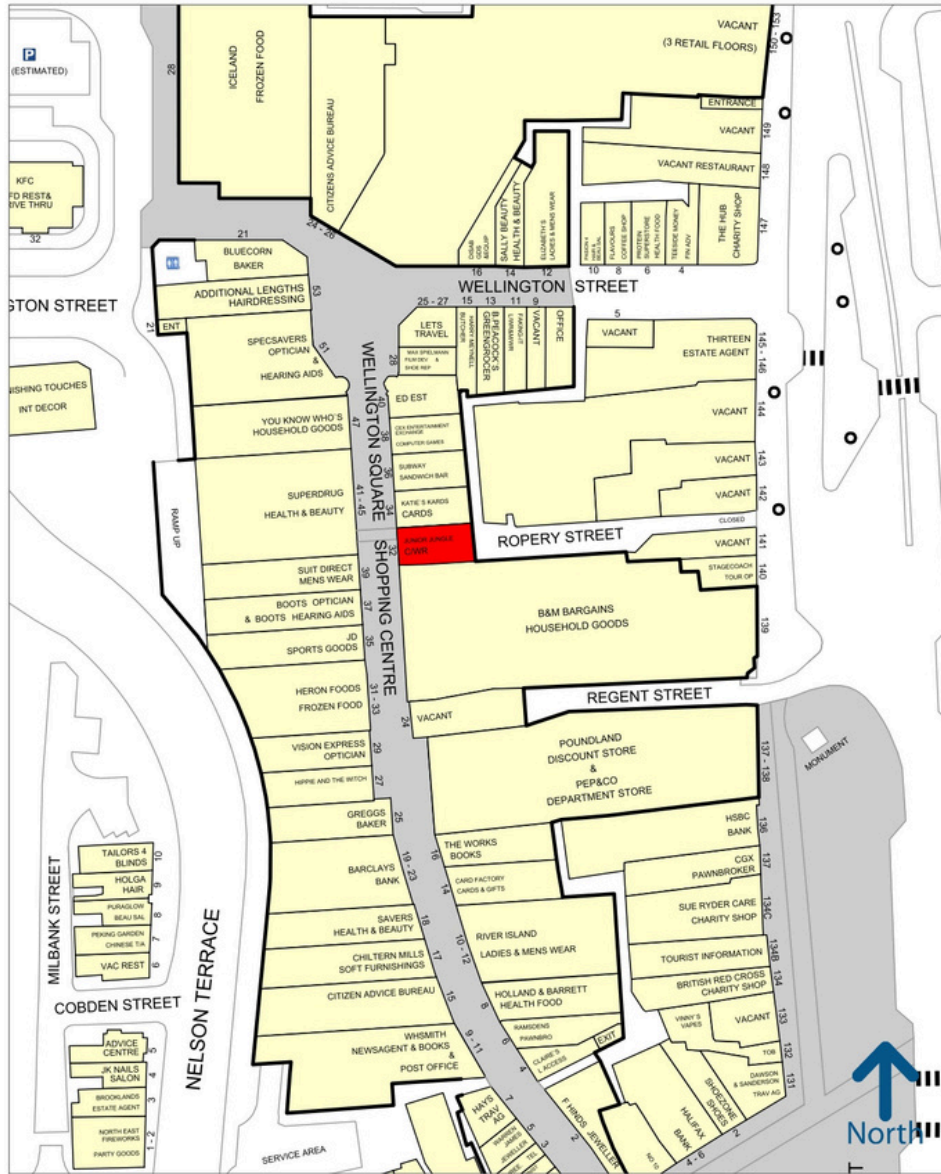
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Stockton-on-Tees



50 metres  
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