



## 33 PRINCE REGENT STREET STOCKTON ON TEES, TS18 1DF

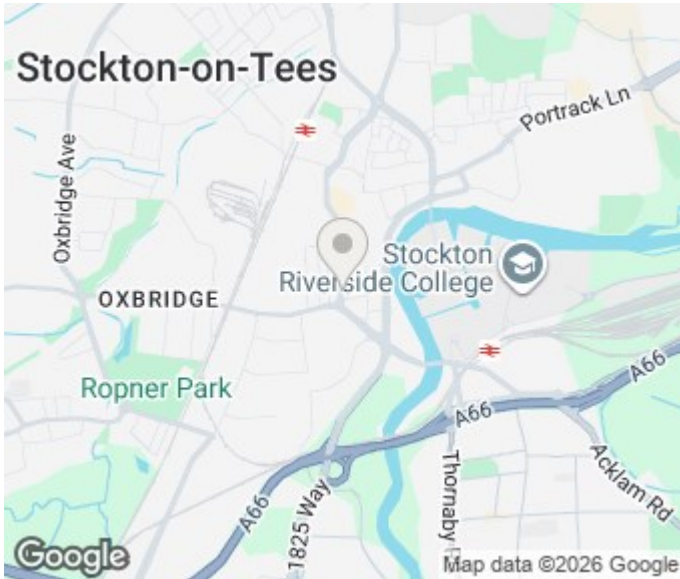
£600 PER MONTH

### Retail Premises To Let Description

A well-positioned retail premises occupying a prominent town centre location on Prince Regent Street, Stockton-on-Tees.

The property provides versatile ground floor accommodation suitable for a variety of retail, office, beauty, professional service and leisure uses (subject to any necessary consents). Benefiting from a glazed frontage and excellent visibility, the premises offer an ideal opportunity for businesses seeking an established trading location within the town centre.

**MP**  
**MAGNUM PROPERTIES**  
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**EPC Rating:**      **Council Tax Band: New Build**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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