

# To Let - **Under Offer**



## **Stockton-on-Tees**

Unit 6, 25-28 Wellington Square Shopping Centre

532 sq ft (49.42 sq m)

Rent: £12,500 PAX

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**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, and Superdrug and Barclays.

**Demise:**

Ground Floor 532 sq ft (49.42 sq m)

**Rent:**

£12,500 per annum

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge is included in the rental.

**EPC:**

Energy Performance Rating Assessment - C

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

The rateable value of this property is to be assessed.

For further details visit Gov.uk or contact the business rates department at the local authority

**Date Prepared:**

April 2024

**Contact Us:**

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