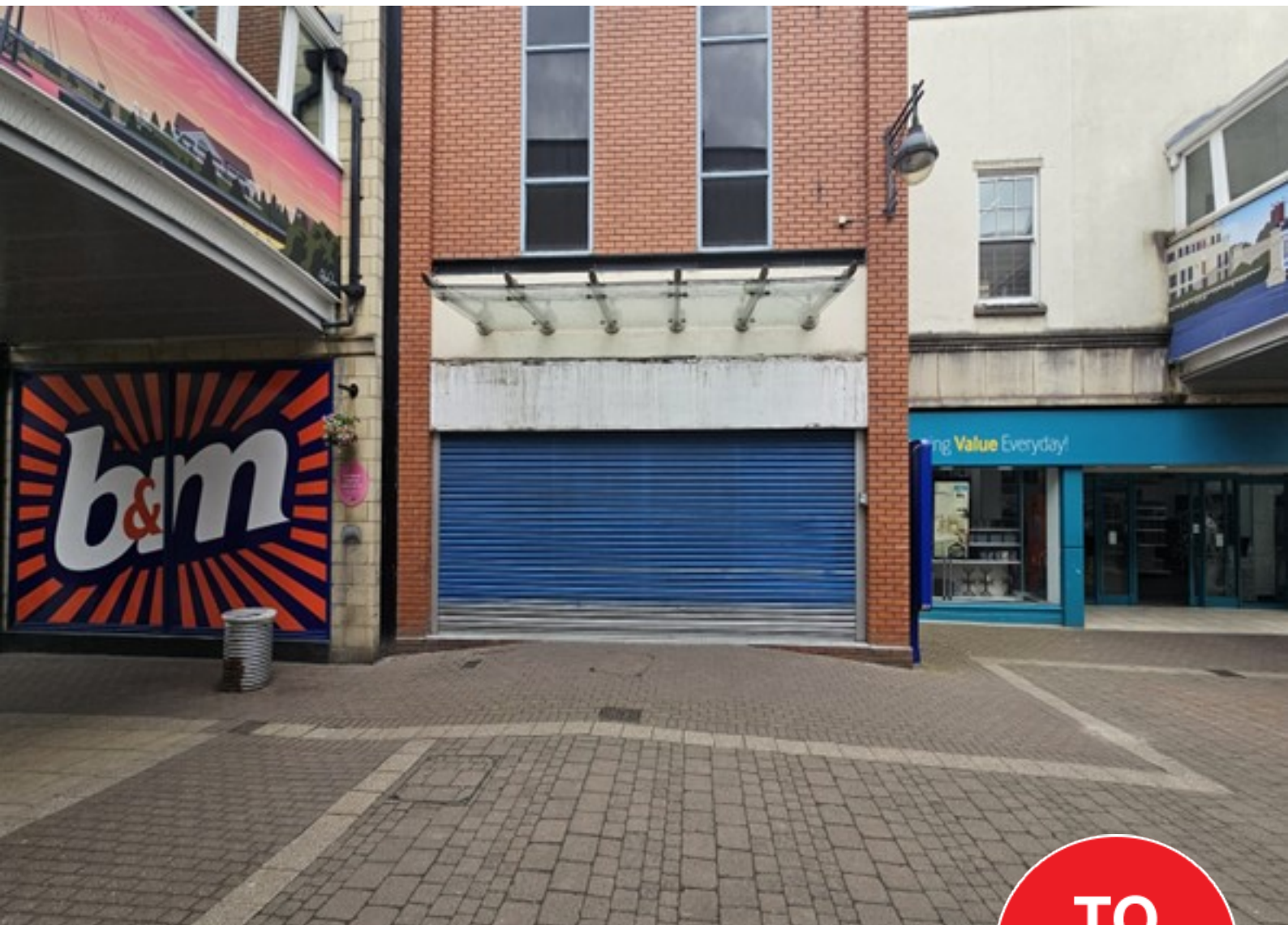


SHOPPING CENTRE PROPERTY / CLASS E

Unit 34 Wellington Square Shopping Centre, Stockton on Tees TS18 1NA

**Rent: On application****Ground Floor Area**

1,544 Sq ft / 143 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove**

Richard Barker

Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

Subject to vacant possession**Location:**

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.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor sales	1,544	143.44

Rent:

Upon Application

Tenure:

Subject to vacant possession, the premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £20,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2023 stands at approximately £6,980.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

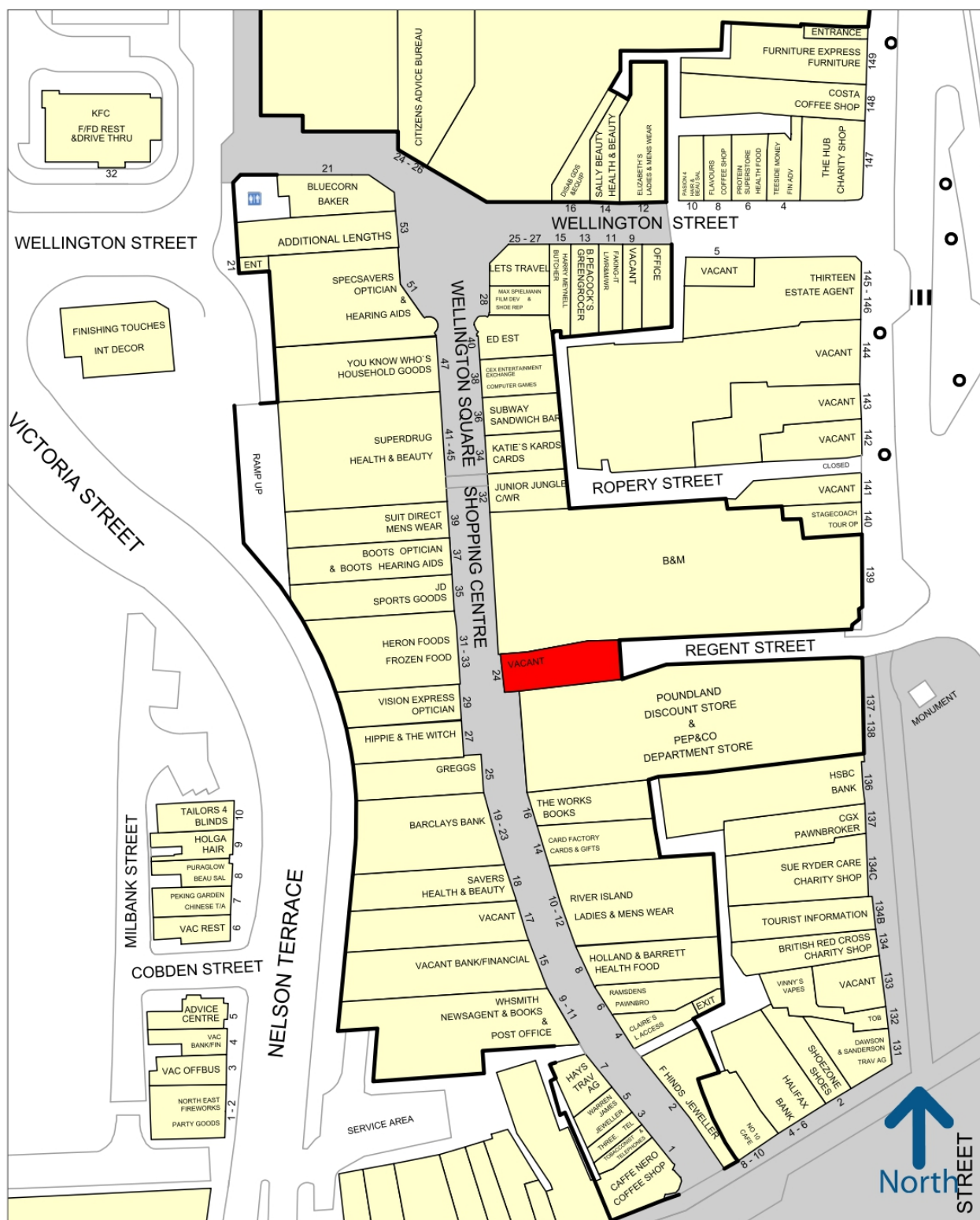
May 2023

Subject to Contract

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Stockton-on-Tees



50 metres

Experian Goad Plan Created: 12/01/2024

Created By: Barker Proudlove Ltd

