

SHOPPING CENTRE PROPERTY / CLASS A1

23 Wellington Street Wellington Square Shopping Centre, Stockton on Tees

**barkerproudlove**
retail property consultants**Rent: £60,000 PA****Area**

3,485 Sq ft / 324 Sq M

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

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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. The premises sit at the entrance to Wellington Square Shopping Centre, adjacent to KFC, at the junction with the Victoria Street.

Rent:

We are seeking rental offers in the order of £60,000 per annum exclusive.

Tenure:

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £40,250.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £6,019.

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:

February 2020

Subject to Contract

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