

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 10 Wellington Square Shopping Centre, Stockton on Tees



**Rent: On application**

**Area**

1,817 Sq ft / 169 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

Richard Barker

Mob: 07771 604525

Email: [richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

**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.

Wellington Square is the prime open air retail scheme located in the heart of the town centre with over 250,000 sq.ft of retail space plus 800 car parking spaces.

**Rent:**

Upon application.

**Tenure:**

The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £27,500.

Stockton Borough Council are currently running a local business rates discount scheme which is available to new and expending businesses investing in the scheme area.

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

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £5,302 per annum.

**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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