

TO LET - £15,000 per annum plus VAT

111 High Street, Stockton on Tees, TS18 1BB

Versatile Three Storey Retail/ Office/ Business Premises – 4,117sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property front Stockton High Street adjacent to Wellington Square Shopping Centre and Stockton Waterfront in the heart of Stockton town centre. Stockton Waterfront is a landmark re-development expected to deliver a large urban park including event spaces and open play areas in the heart of the town centre expected to improve and diversify footfall. Occupiers in the vicinity include Natwest, Hewitts Solicitors and Cooplands amongst a range of other established businesses including shops, bars/restaurants and professional services. Stockton is a large town nestled on the banks of the River Tees and situated approximately 5 miles west of Middlesbrough, 12 miles east of Darlington and 22 miles south of Durham with convenient transport links across the region via A66, A19 and A1(M).

DESCRIPTION

Mid-terrace three storey shop/ office premises of traditional brick construction under pitched tile covered roof.

The ground floor comprises a large open plan sales area with rear wcs incorporating timber glazed shop front to High Street. The sales area is of a generally rectangular nature incorporating suspended ceilings with integrated lighting.

The first floor comprises a number of office rooms with wcs of and there are further offices and stores held over the second and third floors.

The accommodation is versatile and may suit a variety of business uses subject to any necessary Local Authority/ Planning / Landlord approvals.

TENURE

Leasehold.

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Ground Floor	149.81sq.m.	1,612sq.ft.
First Floor	153.57sq.m.	1,653sq.ft.
Second Floor	55.67sq.m.	599sq.ft.
Third Floor / Attic	23.51sq.m.	253sq.ft.
Net Internal Area	382.56sq.m.	4,117sq.ft.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

£13,000.

The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent.

ENERGY PERFORMANCE ASSET RATING

To be confirmed



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS