

TO LET (SUB LEASE)

4-8 NORTON ROAD, STOCKTON ON TEES, TS18 2BN

On the Instructions of:



For the good
of entertainment



- Suitable for a variety of uses subject to consent.
- Positioned on the edge of Stockton town centre, close to the leisure circuit and the historic Globe Theatre.
- Ground Floor Sales 98 sq m (1,054 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: **Knights Pharmacy 365, Additional Lengths, Pickwick Papers, Henderson Opticians, The Salon and Envy Hair Design.**

SITUATION

The property is located on the fringe of Stockton town centre approximately 150m from the High Street and Wellington Square Shopping Centre. The unit makes up the ground floor of the building with residential accommodation on the upper floors.

ACCOMMODATION

Arranged over ground floor only with rear stores/kitchen and customer/staff WC facilities.

Gross Frontage	12.47m	40'11"
Built Depth	9.22m	30'3"
Internal Width	10.97m	36'0"
Ground Floor Sales	98m ²	1,054ft ²
Rear Stores/Staff Kitchen	22m ²	234ft ²
Customer WC's	15m ²	162ft ²

LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 27th February 2027 at a passing rental of **£15,500 per annum** exclusive. Please note the upper floors are sublet by way of a 30-year term from 9th December 1993 at an annual rental of £3,000.

Sub Leases and Short-Term Deals will be considered subject to negotiation.

EPC

The property has an Energy Performance Certificate of **Band C (65)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£10,250
2020/2021 UBR	£0.499
Estimated Rates Payable	£5,115

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

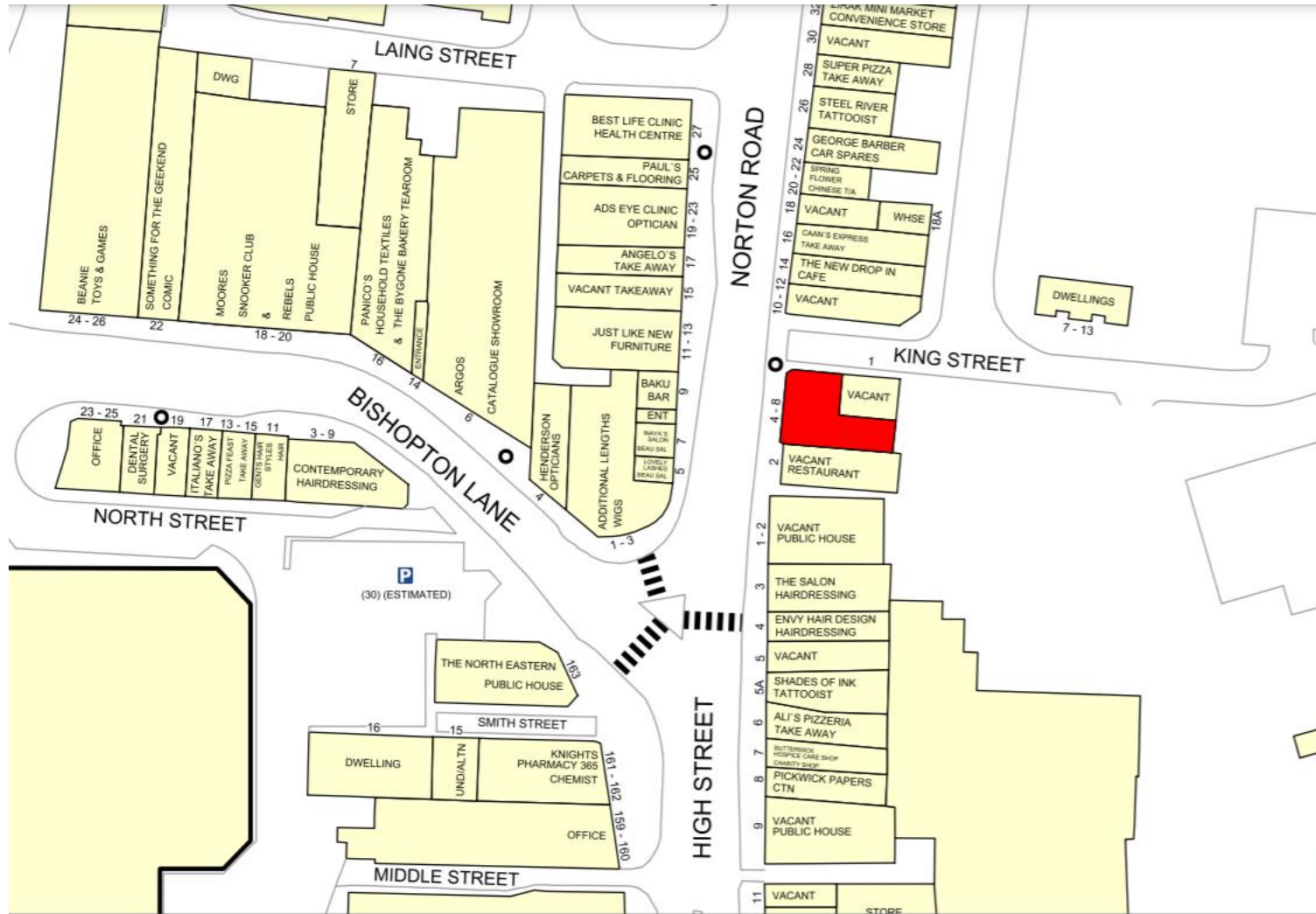
VIEWING

For enquiries, viewing, and general information, please contact:
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