

TO LET (SUB LEASE)

Adj to MILE HOUSE HOTEL, DURHAM ROAD, STOCKTON, TS19 9AA

On the Instructions of:



For the good
of entertainment

- Suitable for a variety of uses subject to consent.
- Prominent Roadside Location.
- Ground Floor Sales 53 sq m (569 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: **McColl's Convenience Store/Post Office, Lisa Allison Beauty Academy** and close to the University Hospital of North Tees.



SITUATION

The property sits prominently adjacent to the crossroads of Darlington Lane and the A177 Durham Road, in Roseworth a suburb of Stockton on Tees. The surrounding area is made up of largely residential accommodation.

ACCOMMODATION

Arranged over ground floor only with customer WC facilities and staff kitchen/WC facilities at the rear. Ample car parking located to the front of the premises.

Internal Width	13.55m	44'5"
Shop Depth	3.90m	12'9"
Ground Floor Sales	53m ²	569ft ²
Staff WC/Kitchen	5m ²	55ft ²

LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 9th June 2024 at a passing rental of **£6,000 per annum** exclusive.

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

EPC

An Energy Performance Assessment has been arranged and a full copy will soon be available upon request.

BUSINESS RATES

Rateable Value	£10,500
2020/2021 UBR	£0.499
Estimated Rates Payable	£5,240

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.

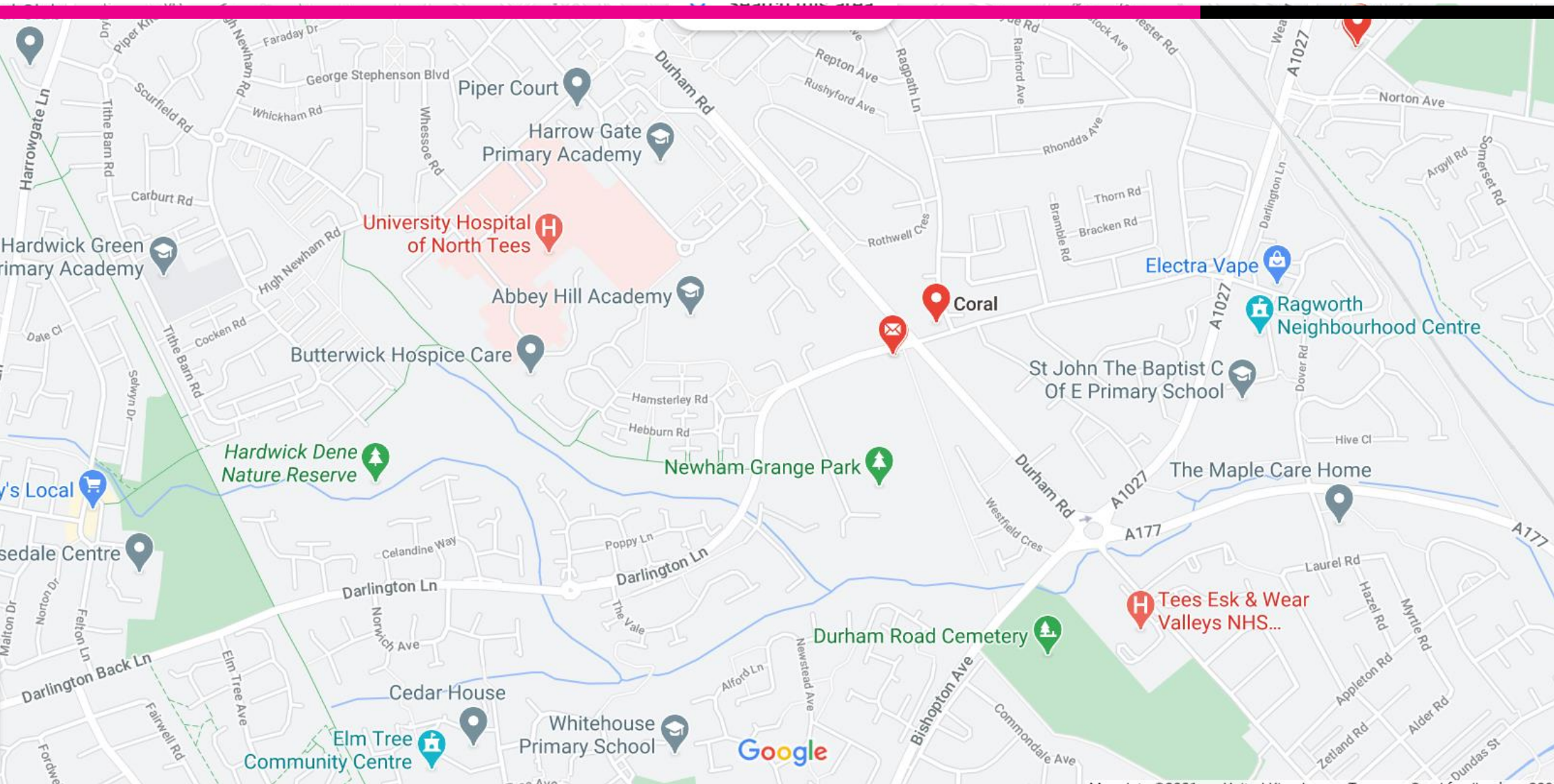
VIEWING

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

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