

Thomas : Stevenson

# To Let

## 63-65 BISHOPTON LANE, STOCKTON



### Location

The premises are located in a prominent but secondary location in Stockton Town Centre. The nearby occupiers include Ramsdens Pawnbrokers, funeral directors and a double glazing/conservatory centre. The property is close to the junction of Bishopton Lane and Leeds Street.

### Description

The premises comprise of a mid terraced two storey building providing ground floor sales / office accommodation with first floor ancillary office accommodation. The premises could be suitable for a variety of occupiers.

### Accommodation

Ground Floor  
Net internal Area: 78.61 sq m (846 sq ft)  
First Floor Area: 46.94 sq m (505 sq ft)

### Tenure

The premises are available to let on a new lease at a rent of £8,000 per annum.

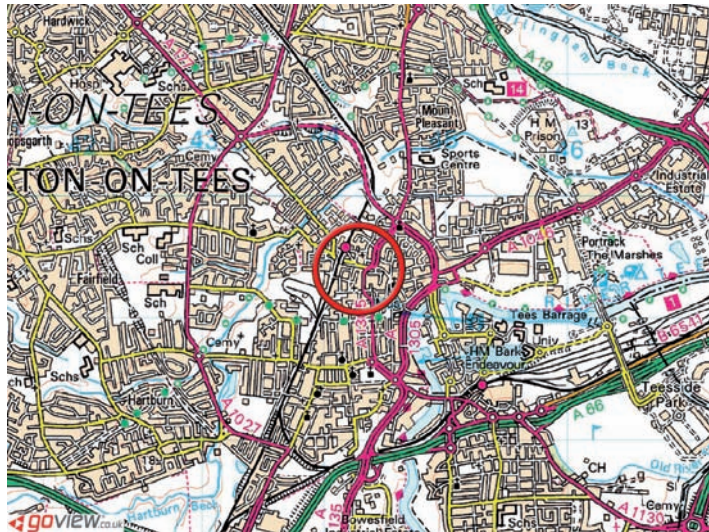
### Business Rates

Interested parties should contact the local authority for the business rates payable.

### Viewing

Strictly through sole agents Thomas : Stevenson  
01642 713303

### Subject to Contract



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH Thomas Stevenson. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

