

Thomas : Stevenson

# To Let

## UNIT 42 STOKESLEY ROAD, MARTON, MIDDLESBROUGH



### Location

The premises are situated on Marton Shops Neighbourhood Shopping Centre, approximately five miles from Middlesbrough, along the principal route into the town centre.

The centre accommodates a variety of National and Local retailers including Greggs the Bakers, Lloyds TSB and Spar and is widely acknowledged to be the premier neighbourhood shopping centre in the Teesside area.

### Description

The premises comprise of first floor office accommodation along with reception and kitchen. Access to the premises is gained from the front of the parade.

The premises also benefits from extensive car parking to the front of the parade.

### Accommodation

Total accommodation: 1124 sq ft (104.42 sq m)  
w.c

### Business Rates

We are advised that the premises have a Rateable Value of £6,500. For precise rates payable, interested parties should contact the local authority.

### Proposed Terms

The premises are available to let on a new lease for a term of years to be agreed on a full repairing and insuring basis at an annual commencing rental of £11,200 exclusive.

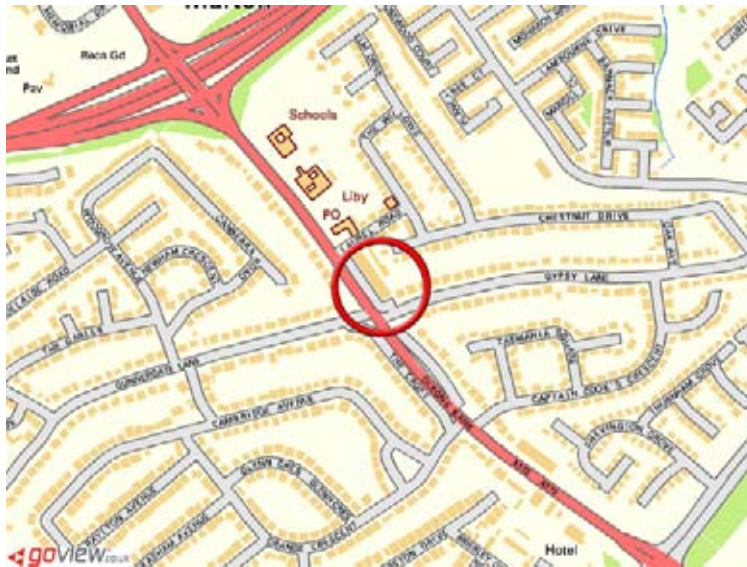
### VAT

All rentals/prices quoted are exclusive of VAT where applicable.

### Viewing

Through sole agents Thomas : Stevenson.  
Email: paul@thomas-stevenson.co.uk  
Email: lindsay@thomas-stevenson.co.uk

### 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

