

Thomas : Stevenson

Short Term Licence Available

PRIME RETAIL UNIT 38 HIGH STREET, STOCKTON-ON-TEES



Location

The property is situated in a prime position on the east side of Stockton High Street located between the principal shopping centres of Castlegate and Wellington Square and directly opposite Dovecot Street. This is a very central location popular with national retailers and banks and neighbouring occupiers include; Savers, Albemarle & Bond, Thomson Travel, Abbey Bank and Yorkshire Bank.

Description

The property comprises a mid-terraced building arranged to provide a ground floor retail unit with display shop front together with integral ancillary offices and storage accommodation to the upper floors.

Accommodation

The property provides the following accommodation approximately:

Gross Frontage:	5.73 m (18'10")
Shop Width:	5.51 m (16'10")
Shop Depth:	19.2 m (63'0")
Ground Floor Sales Area:	93 sq m (1,000 sq ft)
Rear Store:	19 sq m (205 sq ft)
First Floor Offices/Kitchen:	60 sq m (648 sq ft)
Second Floor Offices	18 sq m (196 sq ft)
Third Floor Stores/Kitchen:	41 sq m (441 sq ft)

Lease Details

The property is available as seen at a NIL rent for a period of up to 2 years, subject to the tenant being responsible for the insurance premium and other relevant occupier outgoings.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All rentals/prices are exclusive of VAT if applicable.

Viewing

Strictly by appointment through this office Lindsay Pearson

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Subject to contract

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