

Thomas : Stevenson

To Let

PROMINENT SHOP

31-33 STATION ROAD, BILLINGHAM



Location

The property is situated fronting Station Road close to the heart of Billingham Town Centre, this a popular residential and commercial location and is home to a number of local retailers.

Description

The property comprises a two storey double fronted retail unit of brick construction set under a pitched tiled roof. Internally, the accommodation is divided to form a ground floor sales area with rear office and storage accommodation. To the first floor there is a one bedroom flat with kitchen, bathroom and living room which has been utilised for many years as ancillary storage to the retail unit.

Accommodation

According to our measurements, the property has the following approximate net internal floor areas:

Ground Floor	
Sales:	65.10 sq.m (700 sq.ft.)
Office/Stores/Staff:	13.88 sq.m (150 sq.ft.)
First Floor	
Former Flat:	34.54sq.m (375 sq.ft.)
Total:	113.52 sq.m (1,225 sq.ft.)

Services

Mains services of electricity, gas and water. There are integral w.c. facilities to both the ground and first floor.

Location

Description	Rateable Value
Shop and Premises	£7,900
UBR 2007/2008	£0.441p

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rate liability.

Lease Terms

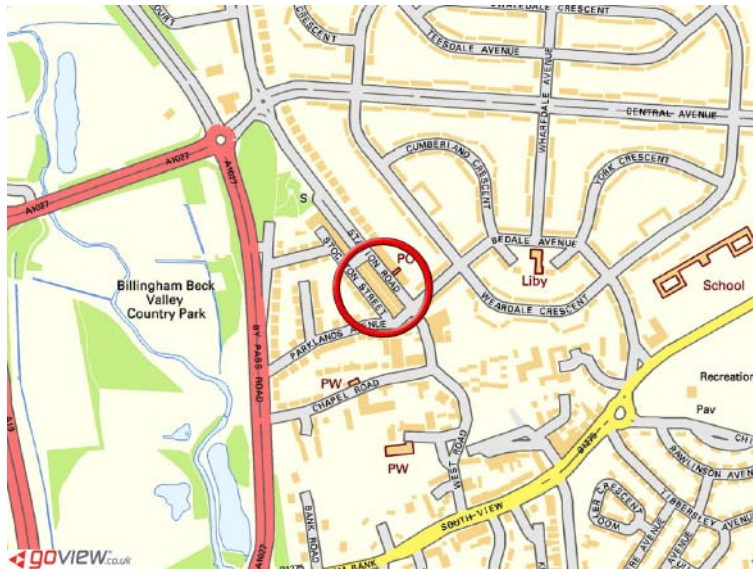
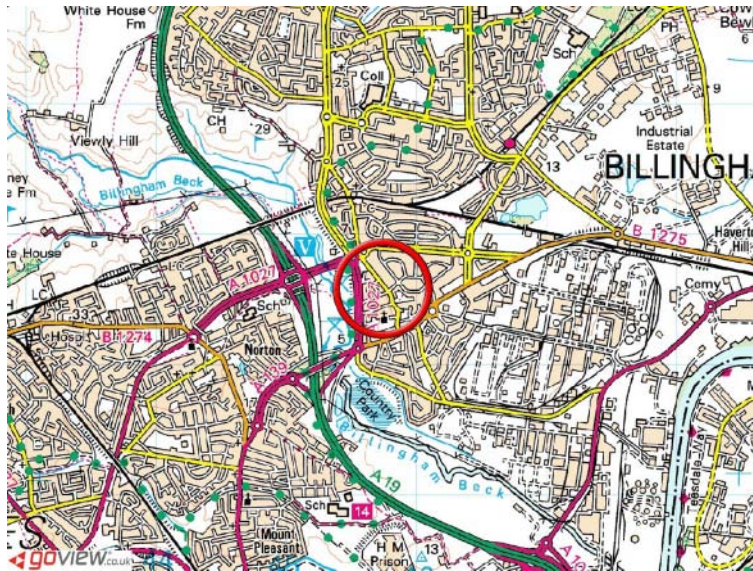
The property is available by way of a new full repairing and insuring Lease, for a term of years to be agreed, at an annual commencing rental of £12,000 per annum exclusive.

Viewing/Further Information

Via the joint agents:

Towlers
St Mark's House, 1 St Mark's Avenue,
Leeds LS2 9BN
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Contact: Paul Stevenson
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(Reference AJ.JEP08111)
Details prepared 11 March 2008



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