

Thomas : Stevenson

# To Let

## RE-DEVELOPED GROUND FLOOR RETAIL UNIT 18 HIGH STREET STOKESLEY



### Location

Stokesley is an affluent market town south of Middlesbrough with a strong High Street. This unit is in a 100% prime location. Nearby occupiers include Cooplands Bakers, Martins Newsagents, Alliance Pharmacy, Co-op Food Store, Saks Hairdressers, Thomas the Baker, Newboulds Butchers, Barclays Bank and many other national and local occupiers.

### Description

The premises have traded as a ladies fashion outlet for many years and comprise a retail unit of the ground floor only. The premises have been extended and following redevelopment provide a ground floor area in excess of 1200 sq ft.

### Accommodation

Gross Frontage:	3.7 m
Net Internal Width:	3.55 m
Shop Depth:	19.88 m
Built Depth:	19.88 m
Net Sales Area:	1254 sq ft (116.9 sq m)
Ancillary accommodation:	WCs

### Ratable Value

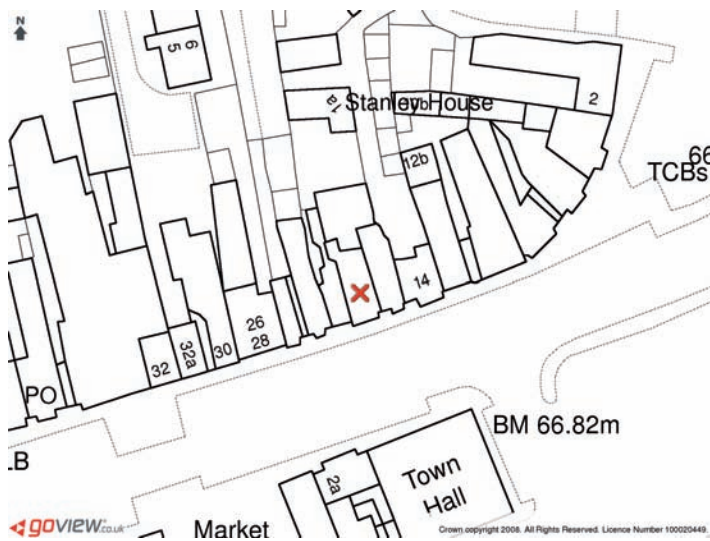
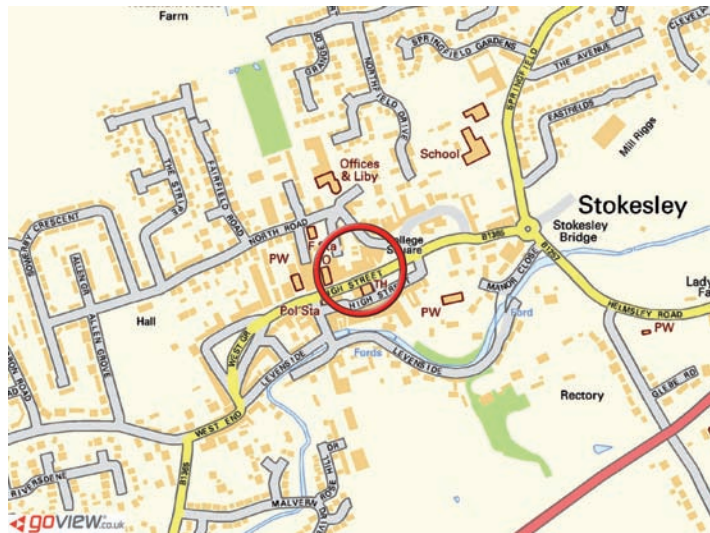
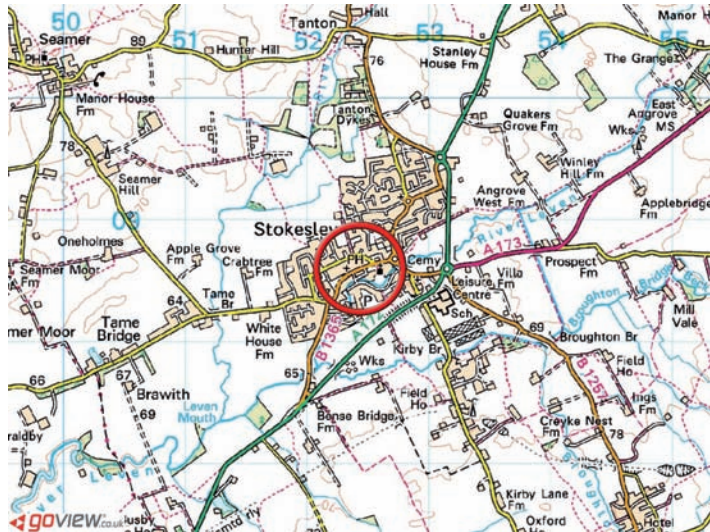
The premises have a Ratable Value of £12,750.

### Tenure

The premises are available on a new lease for a term of years to be agreed at an initial rental of £30,000 per annum.

### Viewing

Strictly by appointment through the agents Thomas:Stevenson. The premises are currently occupied and the current tenants do not want unarranged inspections.



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