

Thomas : Stevenson

# To Let

## RETAIL UNIT (FORMER HAIRDRESSING SALON) 123 STATION ROAD, BILLINGHAM



### Location

The property is situated on the west side of Station Road to the north of the level crossing and to the south of the junction with Wolviston Road in Billingham. The property forms part of a neighbourhood shopping parade accommodating a variety of local traders and having the benefit of dedicated forecourt parking.

### Description

The property comprises a ground floor lock up retail unit together with ancillary kitchen and w.c. facility. There is a rear garden.

### Accommodation

The property provides the following accommodation:

Ground Floor	
Sales area:	39.10 sq m (421 sq ft)
Kitchen:	8.10 sq m (87 sq ft)

### Lease Details

The property is available by way of a new lease on effectively full repairing and insuring terms on the part of the tenant in multiples of 3 or 5 years.

### Proposed Terms

The property is available to let at a rental £10,500 per annum exclusive.

### Legal Costs

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

### VAT

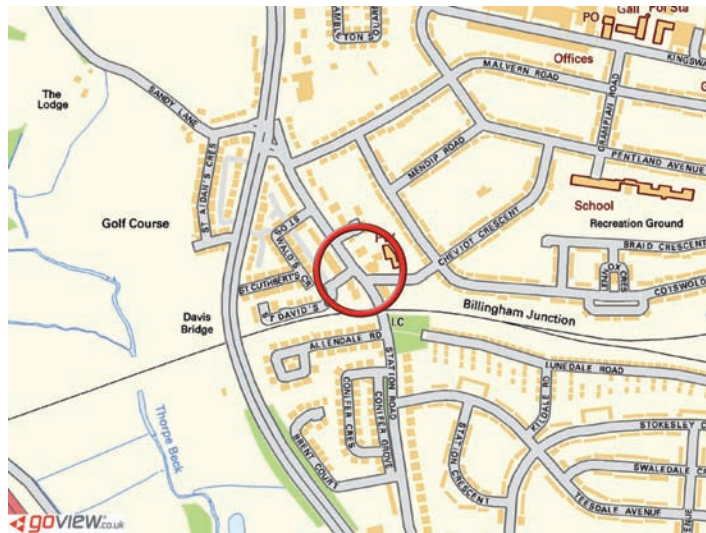
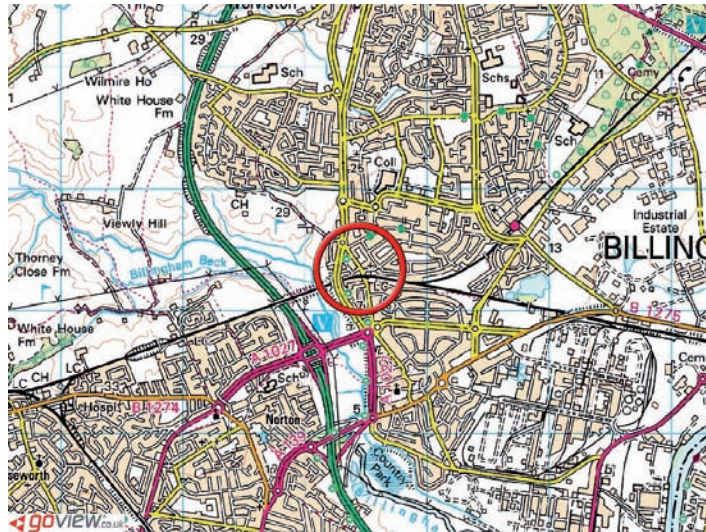
The property is not elected for VAT and no VAT will be payable on the rent.

### Viewing

Strictly by appointment through this office  
Lindsay Pearson

Email: [Lindsay@thomas-stevenson.co.uk](mailto:Lindsay@thomas-stevenson.co.uk)

### Subject to contract



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