

Thomas : Stevenson

# Shop To Let

**142-142A HIGH STREET, STOCKTON**



## Location

The shop is located in a prime part of High Street Stockton close to the anchors of Marks & Spencer and Debenhams. Other occupiers in the immediate vicinity include Martins Newsagents, HSBC and Gamestation. Immediately to the rear is the Wellington Square Shopping centre with a large dual level car park.

## Description

The property comprises of a three storey mid terraced retail unit providing ground floor sales accommodation, first floor ancillary storage, office, staff and WC accommodation. The Second floor providing storage space. The shop unit is regular in shape with a rear fire escape and staircase to the upper floor towards the front of the shop.

## Accommodation

Gross Frontage:	24 ft (7.31 m)
Net internal Width:	23' 1" (7.03 m)
Shop Depth:	59' 1" (18 m)
Built Depth:	59' 1" (18 m)
Net Sales Area:	1081 sq ft (102.1 sq m)

### First Floor

216 sq ft (20.1 sq m)

### Second Floor

557 sq ft (51.7 sq m)

## Tenure

The premises are available on a new lease for a term of years to be agreed at a rental of £20,000 per annum.

## Rating Assessment

The premises are described as Shop and Premises with a rateable value of £28,000.

Enquiries should be made with the local authority to clarify the exact rates payable.

## Viewing

Strictly through sole agents Thomas:Stevenson  
01642 713303



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