

Thomas : Stevenson

To Let

RETAIL/OFFICE UNIT 5 SUNNINGDALE DRIVE, EAGLESCLIFFE



Location

The property is situated within the Sunningdale Drive shopping precinct on Sunningdale Drive to the east of Yarm Road in Eaglescliffe. This is an established centre accommodating a convenience store, public house, medical centre, pharmacy and various retail units. The property was most recently used as a beauticians and nail bar although would be suitable for a variety of retail uses.

Description

The property comprises of a mid-terrace retail unit arranged to provide a ground floor sales area together with two ancillary consulting rooms, separate fully fitted kitchen and shower room/w.c facilities.

The property is well fitted internally with laminate flooring and halogen lighting.

Accommodation

Ground Floor
Sales Area/Consulting Rooms: 75.70 sq m (815 sq ft)

Rateable Value

Interested parties should contact Stockton Borough Council for details of the annual business rates payable.

Proposed Terms

Leasehold

The property is offered to let by way of a new effectively full repairing and insuring lease for a term in multiples of 5 years at an initial rental of £10,400 p.a. exclusive.

Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

VAT

All rentals/prices are exclusive of VAT if applicable.

Viewing

Strictly by appointment through this office
Neil Thomas/Lindsay Pearson.

Email: neil@thomas-stevenson.co.uk

Email: lindsay@thomas-stevenson.co.uk

Subject to contract



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