

PRIME RETAIL UNIT IN STOCKTON, WEST ROW

8 West Row, Stockton, Stockton-on-tees TS18 1BT

- + £180 per week (£9,360pa)
- + Total area 1098sqft (102sqm) (LARGE UNIT ALL ON ONE FLOOR)
- + Ideal for starting or relocating your business
- + Busy town centre
- + Retailers nearby include Boyes Department Store, Nail Shop, Cash Convertors, Express Stitch and a range of restaurants and cafes.
- + Free public car parking seconds away
- + Close to public transport links



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk

PRIME RETAIL UNIT IN STOCKTON

Location

The unit is ideally located on West Row, Stockton-on-Tees. It is a well-established commercial and residential location with a number of different services and facilities available. West Row itself provides access into Stockton town centre and therefore has a high level of passing traffic and footfall with excellent public transport links. It benefits from being close to many national retailers such as Boyes Department Store, Nail Shops, Cash Convertors, Express Stitch and a range of restaurants and cafes. The location is provided with good access to the region via the A19 and A1.

Description

This centrally located property is ideal for starting or relocating your business. It has previously been used as a party shop business and more recently as an office. The unit consists of a retail area, a storage room, an office and W/C facilities. It is secure, benefits from external roller shutters and is available for immediate occupation.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A: 42.94sqm

Ground Retail Zone B: 43.31sqm

Office and Staff toilets: 15.75

Total Area: 1098sqft (102 sqm)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £9,360 per annum exclusive, which equates to £180 per week.

Business Rates

The current rating assessment is as follows: Shop & Premises £7,800.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Gateshead Metropolitan Borough Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

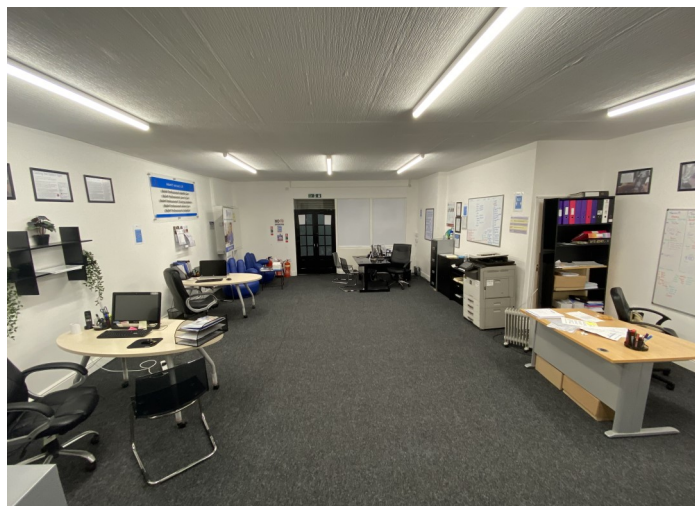
VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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