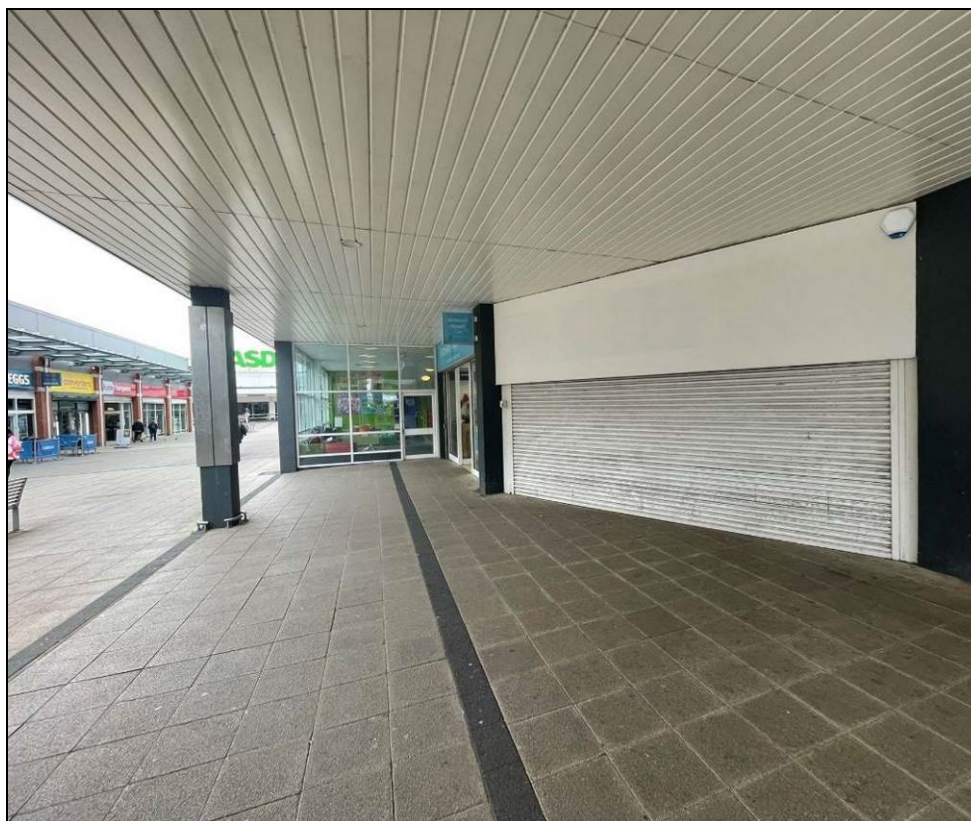


PRIME RETAIL UNIT - TO LET

THORNABY (STOCKTON ON TEES) - 12 WRIGHTSON HOUSE,
TS17 9FP

**Mason
Partners**



Location

Thornaby is a suburb of Stockton located approx. 3 miles south of the Town Centre. The subject property forms part of a district centre that is anchored by as Asda Supermarket, Home Bargains and Boyes. Other occupiers include Indigo Sun, Bodycare, Select, Poundland, Greggs and Iceland.

Accommodation

The unit is in a prime, mid-parade position in the scheme.

The property comprises the following floor approximate areas:

Ground Floor NIA: 1,702 sq ft. (158.11 sq m)

First Floor (Anc) : 329 sq ft (30.56 sq m)

Terms

The premises is available by way of assignment or sub lease of a lease expiring on 20th October 2025. Alternatively, a surrender and new lease could be entered in to.

Rent

£21,000 pax.

Rating Assessment

Rateable Value: £15,500

Interested parties are advised to make their own enquiries with Stockton on Tees Borough Council Tel: 01642 393 939

Planning

It is understood that the premises has a class E planning consent.

Interested parties are advised to make their own enquiries with Stockton on Tees Borough Council Tel: 01642 393 939

EPC

Energy Performance Asset Rating: C.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Joe Pearce
Lee Quinn

07827 973 962
07788 188 731

joepearce@masonpartners.com
leequinn@masonpartners.com

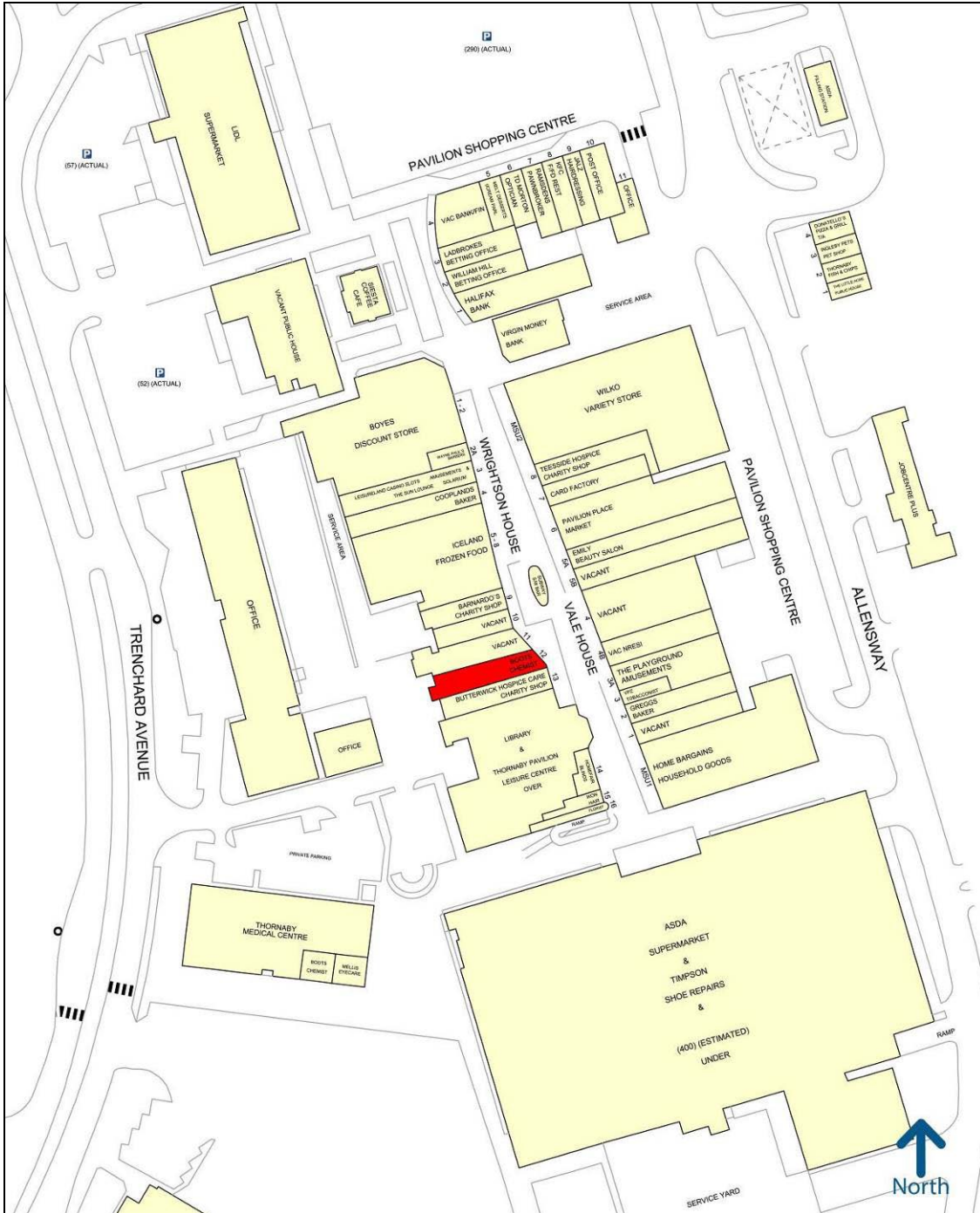
0151 227 1008

masonpartners.com

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TS17 9EP

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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