

SHOP TO LET

Unit 9 Wrightson House, Pavilions
Thornaby, North Yorkshire, TS17 9FF

Ready For Immediate Occupation



Location

The Pavilion Shopping Centre provides an extensive convenience retail offer in the heart of Thornaby, comprising circa 270,000 sq ft of retail and office accommodation anchored by two food stores - 100,000 sq ft Asda and 17,500 sq ft Farmfoods at its northern end. The Library and Thornaby Pavilion Leisure Centre (gym, indoor bowls, squash and badminton) are also located in the heart of the scheme. The scheme provides for circa 800 free car parking spaces and occupiers include Indigo Sun, Greggs, Home Bargains, Card Factory, KFC and Iceland. 2024 footfall was in excess of 5.1 million. The Centre is undergoing an exciting transformation. Golden Eagle is being demolished to make way for a new drive-through development, and a brand-new leisure centre, featuring a modern swimming pool.

Accommodation

The premises comprises a fitted shop over the following floor areas;

Unit 9 Wrightson	Sq M	Sq Ft
Ground Floor	106.74	1,149

Tenure

Available by way of new fully repairing and insuring lease on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

C 58. Certificate available upon request.

Business Rates

RV £18,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

£22,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of £3,091.32 + VAT.

Insurance

There is an annual insurance charge of £398.30 + VAT.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or Newns Webster on 0113 433 0117.

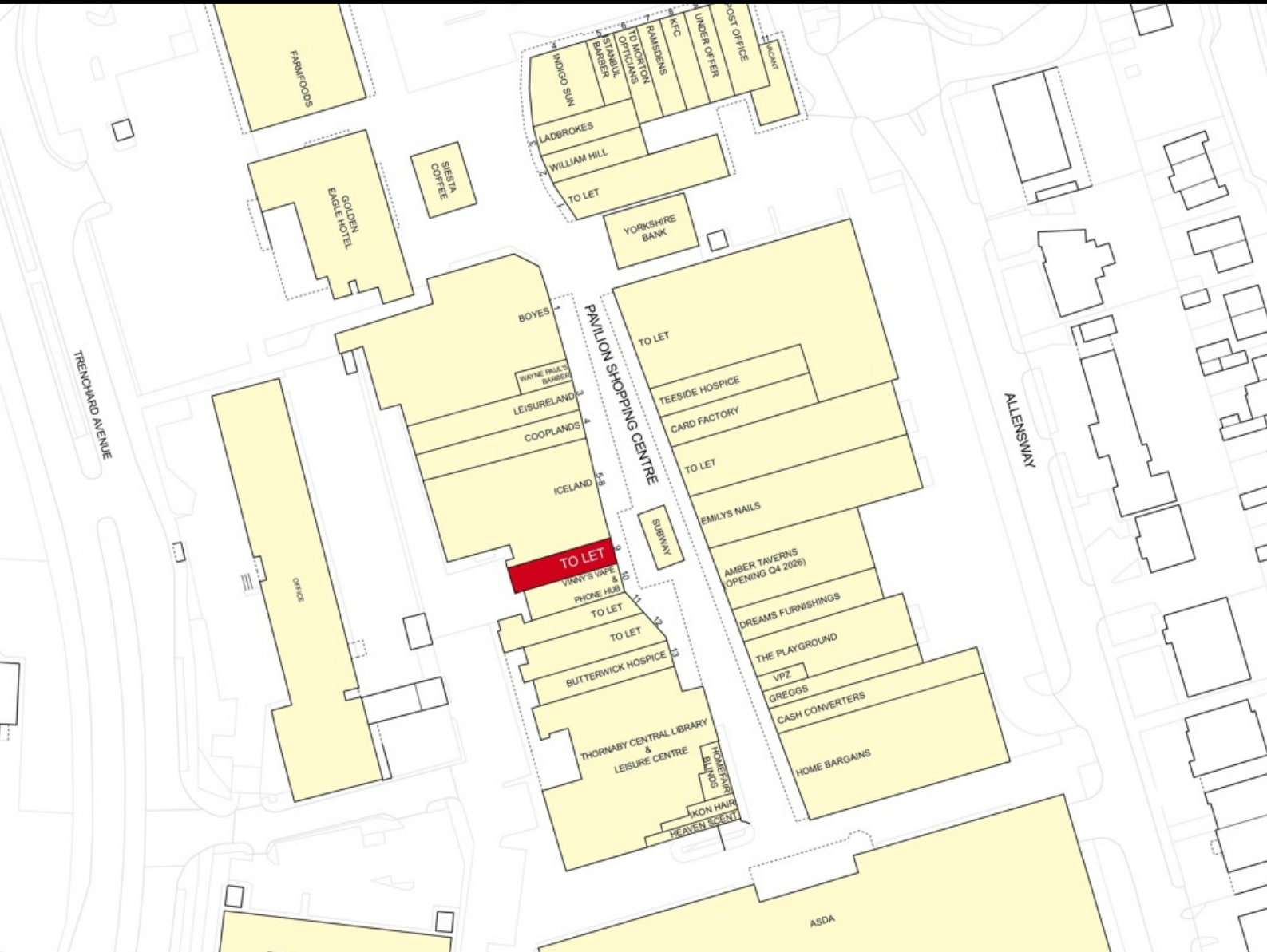
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