

59a THORNTREE ROAD, THORNABY, STOCKTON ON TEES, TS17 8LU

TO LET – FIRST FLOOR SALON / OFFICE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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LOCATION

The property is located on Thorntree Road, at the junction with Humber Road and 0.6 miles north-west of Thornaby town centre within an established residential area.

Situated on the west side of Thorntree Road, the property is positioned above Sainsbury's Local. Other occupiers in the vicinity include Marina Munch, Bananas Let Me Vape and Minthai.

This location benefits from unallocated parking to the front of the property as well as prominent frontage to Thorntree Road which enjoys high levels of vehicular and pedestrian footfall.

DESCRIPTION

The property comprises first floor Class E accommodation benefitting from ground floor access from Thorntree Road.

Most recently in use as a beauty salon, the unit is arranged to provide: reception area, a number of office/salon treatment areas, kitchen and WC.

The unit is suitable for a variety of commercial uses including beautician, hairdressing salon, tanning studio or offices.

ACCOMMODATION

The approximate accommodation provided is as follows –

Reception Area:	18.62 sq m	(200 sq ft)
Treatment Room / Offices:	43.39 sq m	(467 sq ft)
Kitchen:	5.17 sq m	(56 sq ft)
WC:	--	--
Total (NIA):	67.18 sq m	(723 sq ft)

PROPOSED TERMS

The property is available to let by way of a new lease in multiples of 5 years at an initial rental of £5,500 per annum.

The lease will be drawn on effectively full repairing and insuring terms via a service charge. The tenant will also be responsible for a reasonable proportion of the insurance premium.

VAT

The rent quoted is exclusive of VAT.

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RATING ASSESSMENT

The property has a current Rateable Value of £2,700. This is due to increase to £3,100 from 1st April 2026. The property qualifies for small business rates relief.

Interested parties should contact Stockton Borough Council enquire as to the precise rates payable.

LEGAL COSTS

Each party will be responsible for their own legal fees in respect of this transaction.

VIEWING

Viewings can be arranged through our office.

Please contact Jack Robinson on 01642 713303 or via email - admin@thomas-stevenson.co.uk

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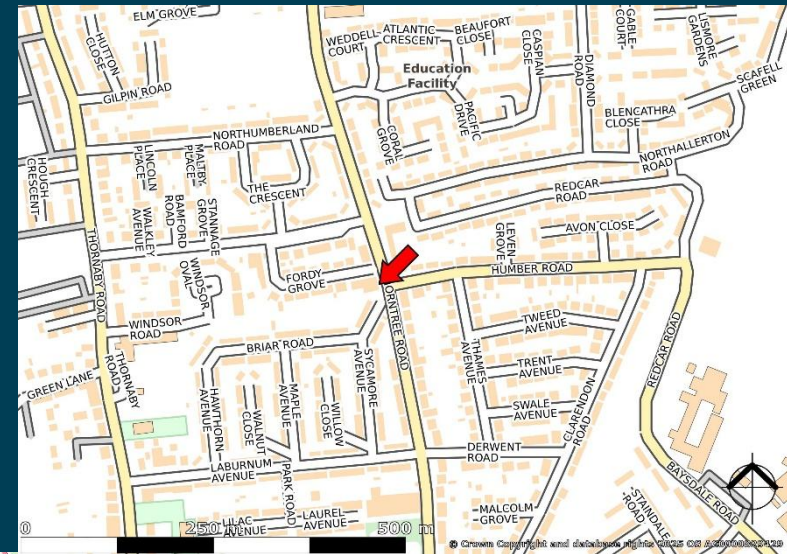
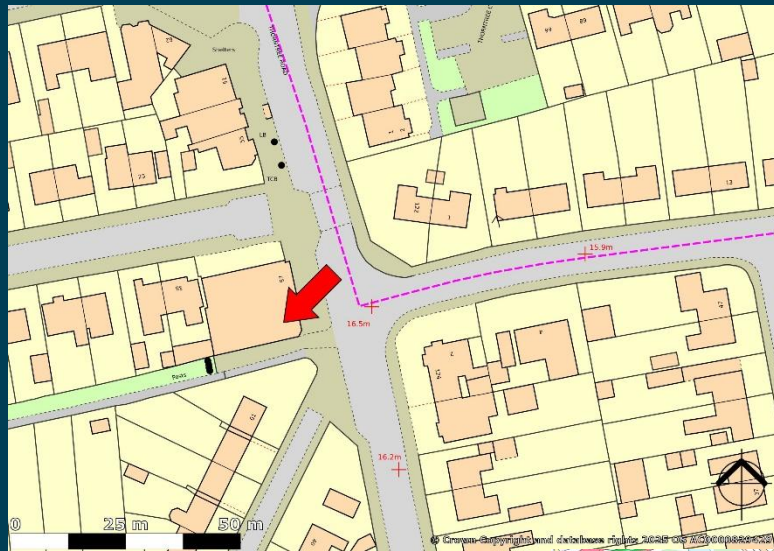
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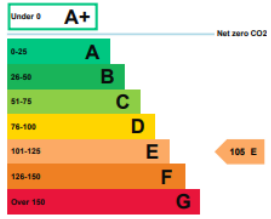
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Energy performance certificate (EPC)																				
59a, Thorntree Road STOCKTON-ON-TEES TS17 8LU	Energy rating E	Valid until: 14 October 2027																		
		Certificate number: 0160-0033-7069-3021-0006																		
Property type	A1/A2 Retail and Financial/Professional services																			
Total floor area	71 square metres																			
Rules on letting this property																				
Properties can be let if they have an energy rating from A+ to E.																				
Energy rating and score																				
This property's energy rating is E.		Properties get a rating from A+ (best) to G (worst) and a score.																		
The better the rating and score, the lower your property's carbon emissions are likely to be.																				
 <p>The diagram shows a staircase-like energy rating scale from A+ (Under 0) to G (Over 150). A target arrow points to '100 E'.</p> <table border="1"><thead><tr><th>Rating</th><th>Score Range</th></tr></thead><tbody><tr><td>A+</td><td>Under 0</td></tr><tr><td>A</td><td>0-25</td></tr><tr><td>B</td><td>26-50</td></tr><tr><td>C</td><td>51-75</td></tr><tr><td>D</td><td>76-100</td></tr><tr><td>E</td><td>101-125</td></tr><tr><td>F</td><td>126-150</td></tr><tr><td>G</td><td>Over 150</td></tr></tbody></table>			Rating	Score Range	A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
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