

TO LET (SUB LEASE)

69 DURHAM ROAD, STOCKTON ON TEES, TS19 0BP

On the Instructions of:



For the good
of entertainment



- Low Occupancy Costs
- Suitable for a variety of uses subject to consent.
- Ground Floor Sales 46 sq m (497 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: [Supreme Saddlery](#), [Cut Above Dog Groomers](#) and [Best One Convenience Store](#).

SITUATION

The property is located about 1 mile west of Stockton town centre in the centre of a large suburban residential area. The building occupies a prominent corner position on Durham Road and would be suitable for a variety of different uses subject to planning.

ACCOMMODATION

Arranged over ground floor only with rear stores/kitchen and customer/staff WC facilities.

Ground Floor Sales	46m ²	497ft ²
Rear Stores/Staff Kitchen	17m ²	190ft ²

LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 27th February 2027 at a passing rental of **£5,657 per annum** exclusive.

Sub Leases and Short-Term Deals will be considered subject to negotiation.

EPC

The property has an Energy Performance Certificate of **Band E (113)**. A copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£3,776
2020/2021 UBR	£0.499
Estimated Rates Payable	£1,884

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

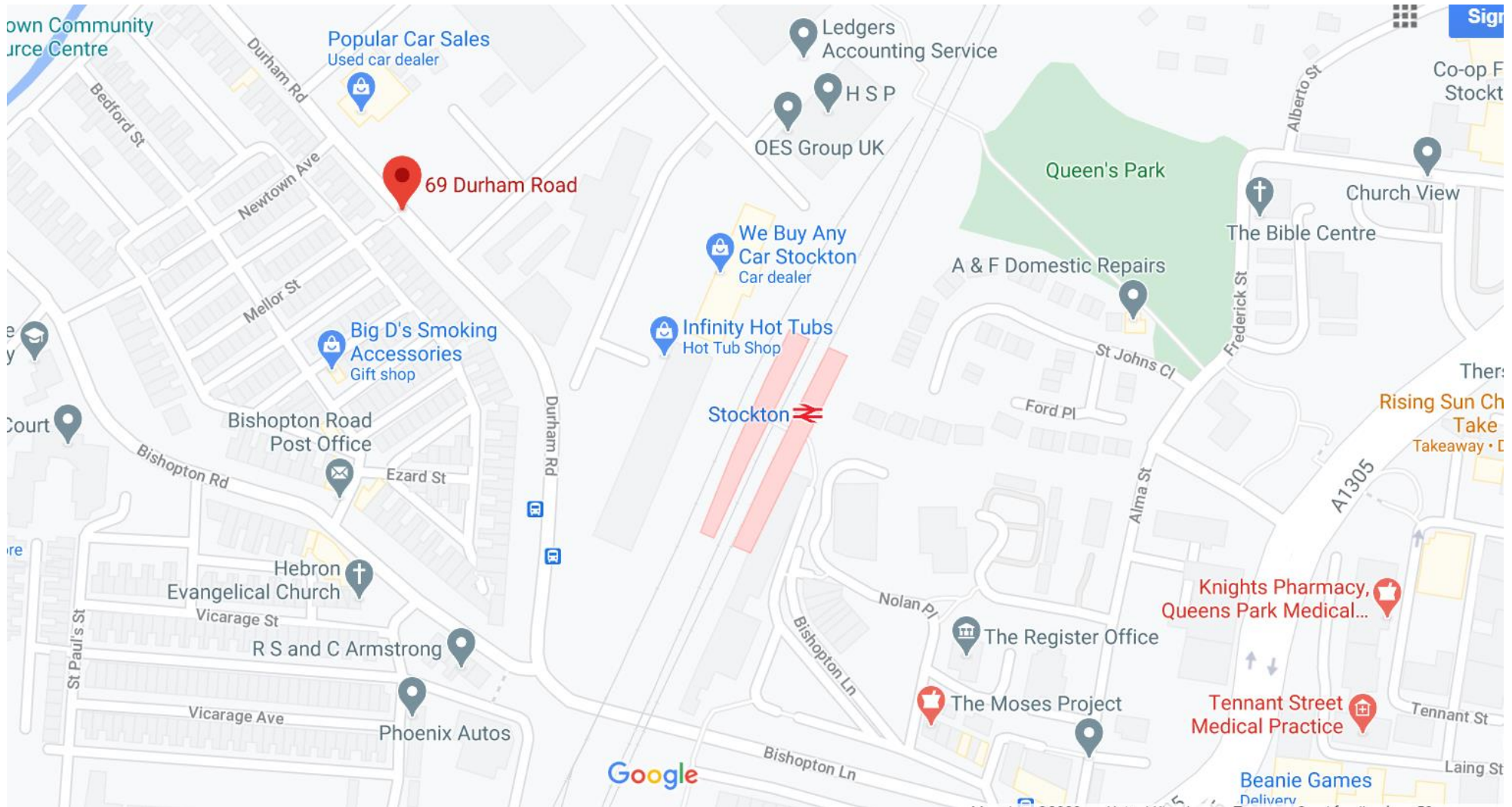
VIEWING

For enquiries, viewing, and general information, please contact:
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