

SHOP TO LET

Unit 12 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 270,000 sq ft of retail and office accommodation anchored by two food stores, 100,000 sq ft **Asda** and a 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 provide a new drive-through development, while a brand-new leisure centre, featuring a modern swimming pool, is set to open soon.

Accommodation

The premises comprises a large fitted retail space over the following approximate floor areas;

Unit 12 Wrightson House	Sq M	Sq Ft
Ground Floor	216.18	2,327

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

RV £20,500 (2026)

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

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£22,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£5,406 + VAT**.

Insurance

There is an annual insurance charge of **£695 + VAT**.

EPC

C (64). A copy of the EPC is available upon request.

Security

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

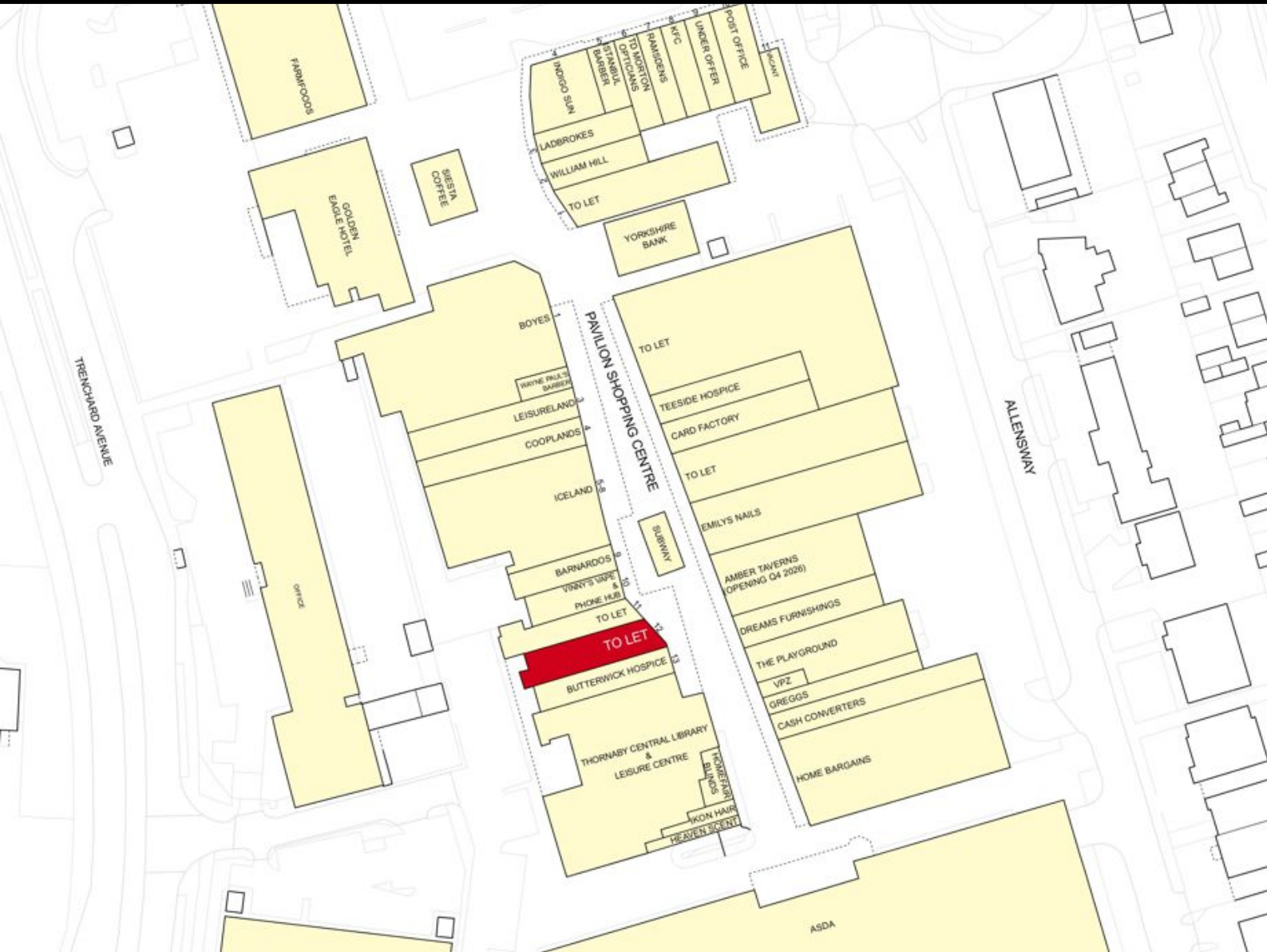
Viewings

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

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Creative Retail