



# TO LET

Ground floor retail store

## 1,364 sq.ft

(126.7 sq.m)

Immediate viewing via Centre Manager Mark 07496 034418

**11 Wrightson House, Pavilion Shopping Centre,  
Thornaby, Stockton on Tees, TS17 9EP**

- Busy shopping centre location with 800 free car parking spaces
- Close to Asda Supermarket
- Other occupiers include Indigo Sun, Bodycare, Select, Poundland, Greggs and Iceland
- 2023 footfall in excess of 5 million

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,364	126.7
<b>TOTAL</b>	<b>1,364</b>	<b>126.7</b>

## Description

The unit is in a prime, mid-parade position in between Iceland and Asda and opposite Bodycare

## Rent

£22,000 pa exclusive of VAT, service charge and business rates.

## Business Rates

Rateable value: £13,250 / Rates payable: £6,611. Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

## Service Charge & Insurance

All units in the scheme contribute to the service charge, currently £2,627.88 plus VAT for the subject unit. The landlord insures the structure and recovers the cost of the premium from the tenant.

## Energy Performance

Further information available on request.

## Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## Location - TS17 9EP

The Pavilion Shopping Centre is located in the heart of Thornaby, approximately 5 miles south west of Middlesbrough. The scheme boasts an attractive array of tenants including Asda, Boots, Iceland, Home Bargains, Card Factory, KFC, Ramsdens, Subway and Greggs alongside free shopper parking.



## Viewing

Strictly via prior appointment with the appointed agents:



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