

**TO LET**



**South Eastern Investment Group of Property Company**

Commercial and Industrial Property

**RETAIL UNITS**  
**NORTON ROAD, STOCKTON-ON-TEES, DURHAM**



Shop to Let.

- ✚ Close to Stockton High Street town Centre
- ✚ Good Road Link Via A1305
- ✚ Flexible new Lease available
- ✚ Floor size from (GIA) (26,38 sq. m<sup>2</sup>)284 sq. ft.
- ✚ Rent from £100 per week
- ✚ No Business Rate to Pay

### Full Description

The property has been maintained to a good decorative order. Externally there are private parking space located around the area. The property was previously trading as a hairdresser for a 5 years period. This property is suitable for variety of use subject to planning permission.

### Locations:

The property is situated approximately 10 minutes' walk from Durham University Campus on the corner of the Norton Road and Tennant Street and with Stockton High Street town Centre amenities directly accessible from Norton Road which also carriageway which lies approximately 2 miles distant. Local amenities are within walking distance together with GP surgery on Tennant Street. Public transport is also available in the vicinity

### Accommodation:

Sales Area: Unit 5

Floor size is (GIA) 284 sq. ft (26.38 sq. m<sup>2</sup>)

### Services responsibility:

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

### Planning

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Business Rates:

No business rate to pay

### Rent

Year One: £90 per week.

Year Two: £100 per week.

Year Three: £110 per week.

### Tenure

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years. The rent will be subject to review every three years.

### VAT

All figures quoted are subject to VAT at the prevailing rate.

