

# To Let



## Stockton-on-Tees

Unit 33, Wellington Square Shopping Centre

1,140 sq ft (106 sq m)

Rent: £25,000 PAX

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**Location & Description:**

- Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation.
- Stockton Borough Council are in the process of demolishing the Castlegate Centre having relocated a number of high profile retailers to Wellington Square. This has consolidated the prime retailing pitch and provided a much more 'fit for purpose' shopping experience.
- Wellington Square provides over 250,000 sq.ft of retail space plus 800 car parking spaces and houses retailers including Iceland, River Island, Specsavers, Caffè Nero, Poundland, JD, Heron, Superdrug, B&M and Barclays.

**Demise:**

Ground Floor Sales 1,140 sq ft (106 sq m)

First Floor Ancillary 766 sq ft (71.2 sq m)

**Rent:**

£25,000 per annum exclusive.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £8,038.

**EPC:**

Energy Performance Rating Assessment - C.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £19,250.

**Date Prepared:**

January 2025

**Contact Us:**

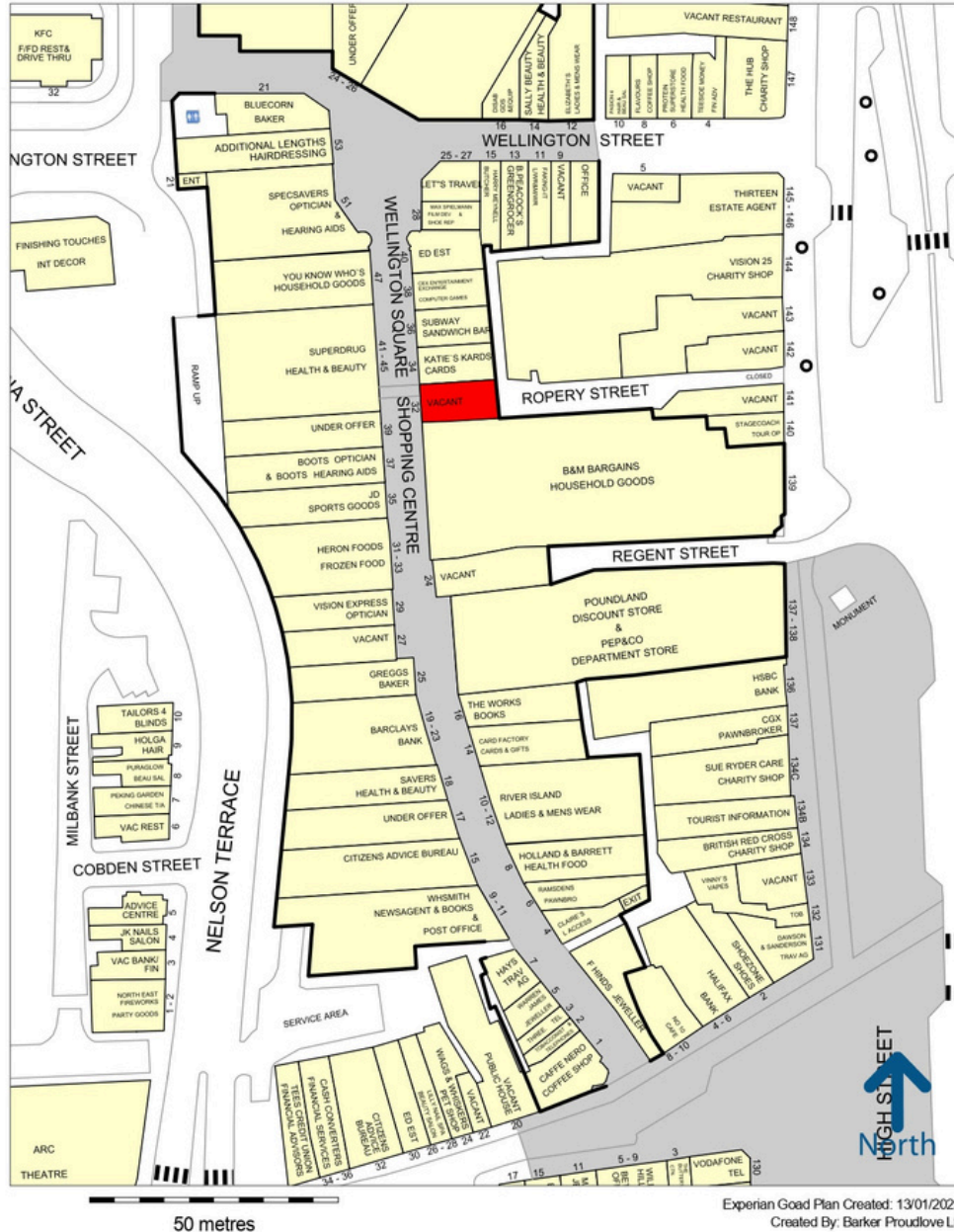
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Stockton-on-Tees



Experian Goad Plan Created: 13/01/2025  
Created By: Barker Proudlove Ltd



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