

UNIT 8 RIDLEY MEWS, NORTON, STOCKTON ON TEES, TS20 1DW

TO LET: FIRST FLOOR OFFICE WITHIN A POPULAR RETAIL PARADE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is situated in a well-established mixed-use location in the centre of Norton, a town lying approximately 1 mile to the north of Stockton on Tees and 3 miles north-west of Middlesbrough.

Norton High Street is a diverse retail centre with a strong mix of national, regional and local retailers, boutiques, pubs, cafes and restaurants.

The property is situated within Ridley Mews, just off the High Street and which fronts the access road to the recently opened Lidl supermarket, giving the subject property a high degree of visibility to shoppers.

DESCRIPTION

The property is located within an attractive terrace of two storey retail units which are all of brick construction under pitched clay pantile covered roofs.

Unit 8 provides a self-contained first floor office suite within an end-terraced two storey building, benefitting from its own toilet facilities and kitchenette and is accessed by an internal stairwell from the front of the building.

Suitable for a variety of uses; Unit 8 is available for immediate occupation.

ACCOMMODATION

The approximate net internal floor areas are as follows (NIA):

First Floor

Offices:	43.87 sq m	(472 sq ft)
Kitchenette:	1.13 sq m	(12 sq ft)
WC		

Total:	45.00 sq m	(484 sq ft)
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PROPOSED TERMS

The property is available to let on a new effectively full repairing and insuring lease for a term of years to be agreed at an initial rental of £6,500 pa.

RATEABLE VALUE

The property has a rateable value of £3,700 and therefore qualifies for small business rates relief. Interested parties should make their own enquiries with Stockton Borough Council in this regard.

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VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through this office
Contact Jack Robinson on 01642 713303

Subject to contract

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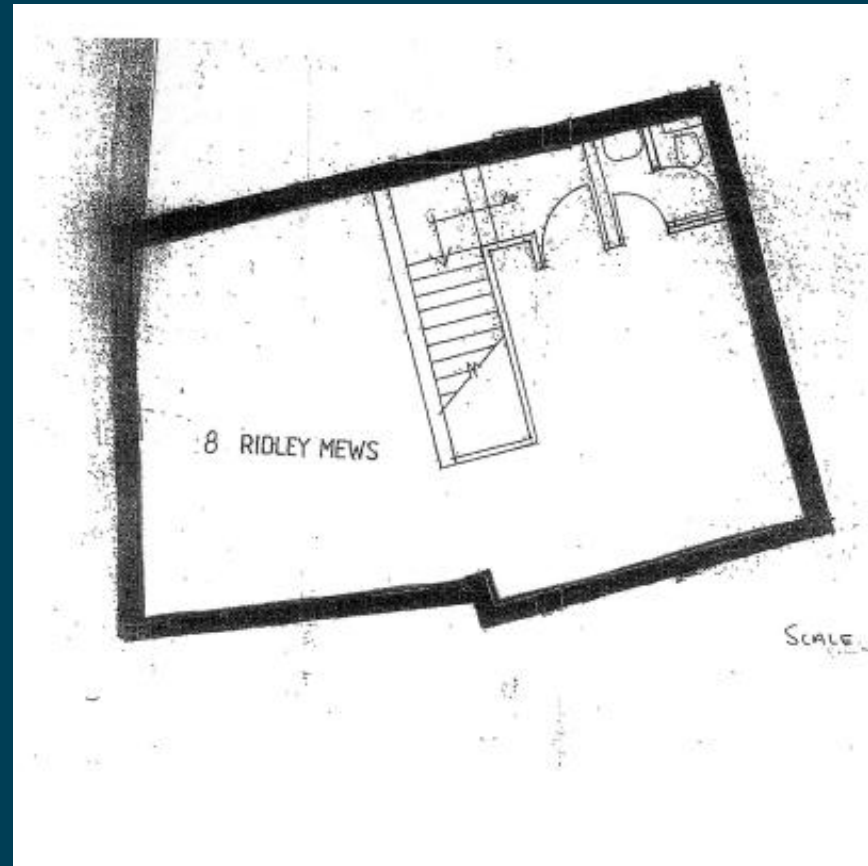
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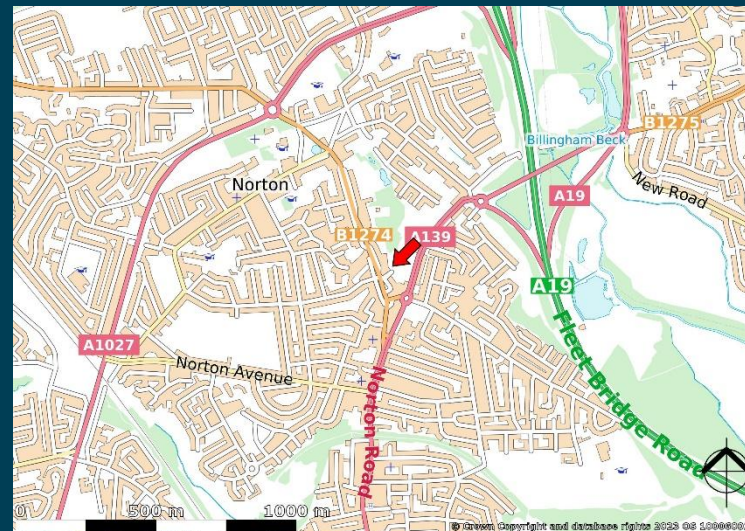
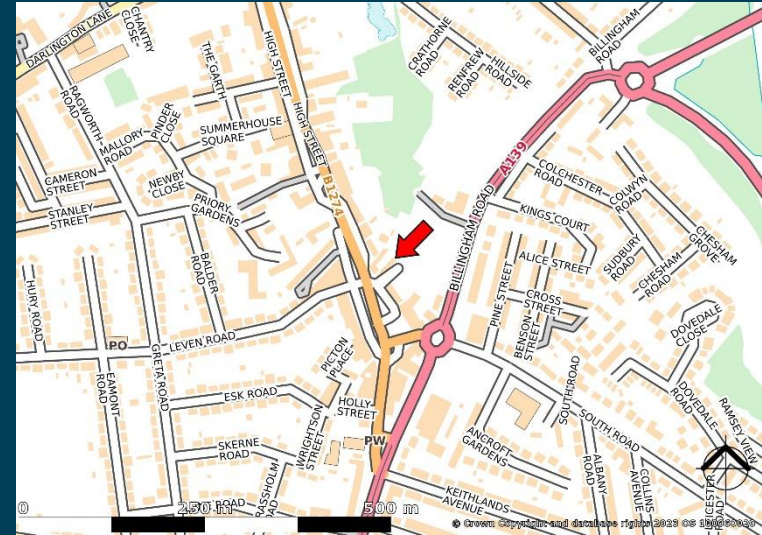
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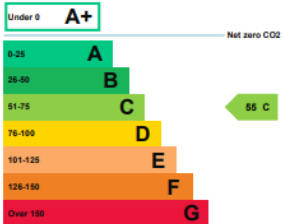
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Energy performance certificate (EPC)		
8 Ridley Mews NORTON TS20 1DW	Energy rating C	Valid until: 11 April 2033 Certificate number: 2031-1379-5494-8193-1177
Property type	Offices and Workshop Businesses	
Total floor area	43 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	2 A	
If typical of the existing stock	8 A	

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- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
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