

UNIT 10, MYTON ROAD, INGLEBY BARWICK, STOCKTON, TS17 0WA

TO LET - GROUND FLOOR RETAIL UNIT



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 within the busy Myton Road retail & services centre at the heart of Ingleby Barwick. The shopping parade holds a prominent position on Myton Road which is the main thoroughfare through Ingleby Barwick connecting Stockton-on-Tees with North Yorkshire.

Myton Road is a popular location with other occupiers including Tesco, Bannatynes Gym, Doctors Surgery, Dental Surgery, Pharmacy, Opticians, Tanning Shop and hot food takeaways. The centre consistently enjoys excellent occupancy levels and units are rarely available.

DESCRIPTION

The premises have most recently been used as a desserts café and comprise a single storey retail unit with sales area and WC.

The centre benefits from its own dedicated car park, CCTV and rear vehicle access.

RATING ASSESSMENT

The premises have a rateable value of £16,750. Interested parties should contact Stockton Borough Council to determine the exact rates payable.

ACCOMMODATION

The approximate areas are as follows.

Net Frontage:	4.56m	(15ft)
Net Sales Area:	57.91 sq m	(623 sq ft)
Kitchen:	4.21 sq m	(45 sq ft)
WC		

Total Area:	62.12 sq m	(669 sq ft)
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TENURE

The premises are available to let at an asking rent of £16,000 per annum exclusive for a term to be agreed at effectively tenant full repairing and insuring lease with the tenant contributing to the maintenance of the exterior building structure and common parts & buildings insurance via a service charge.

The current annual service charge for the unit is approximately £2,511.29 plus VAT per annum.

VAT

The property is elected for VAT.

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LEGAL COSTS

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

ENQUIRIES

Contact Jack Robinson to discuss your interest.

Tel: 01642 713303

Email: jack@thomas-stevenson.co.uk

VIEWING

Viewings can be arranged by contact Thomas : Stevenson direct.

Subject to Contract

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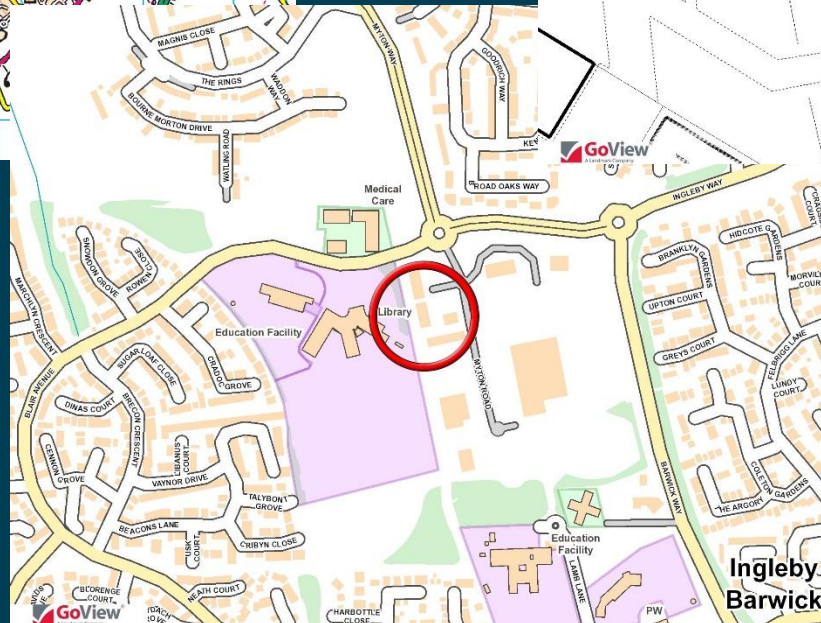
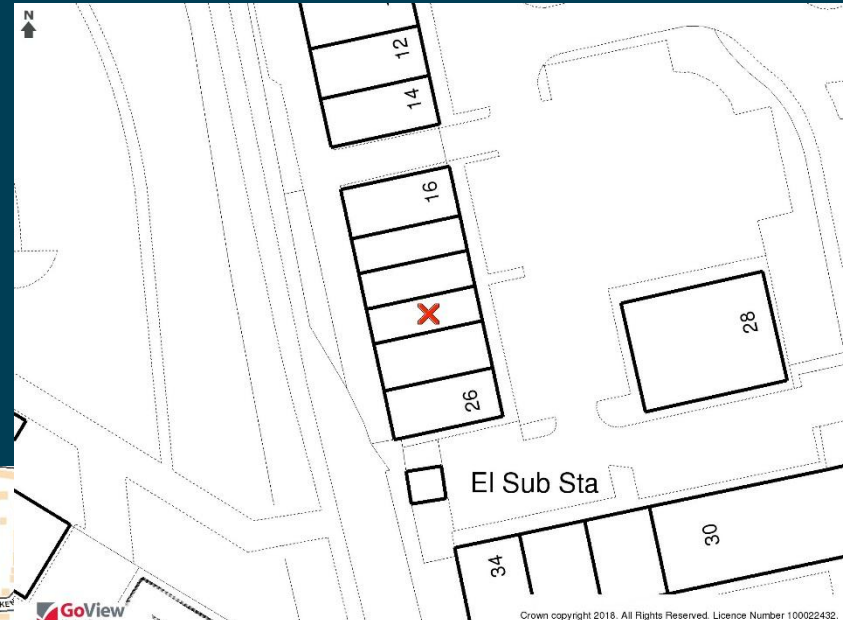
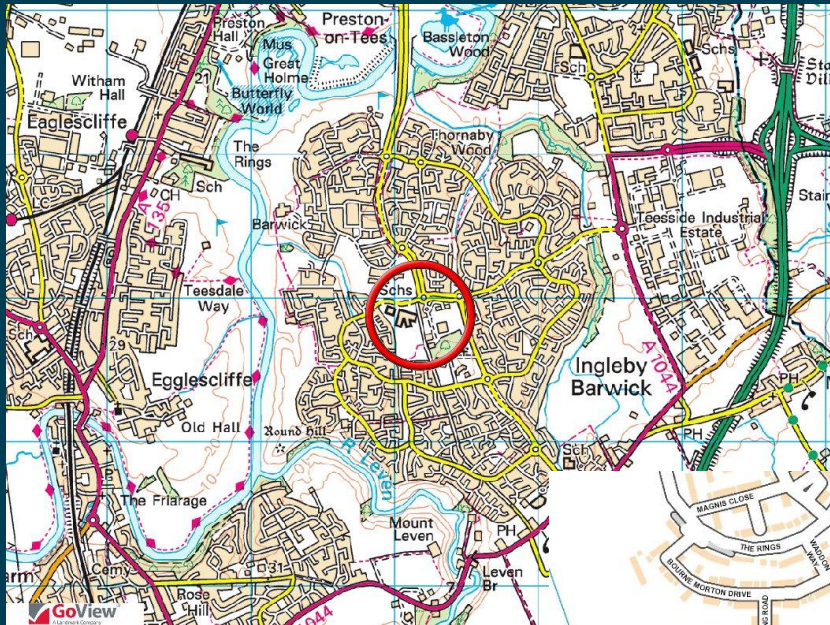
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Energy Performance Certificate

Non-Domestic Building



22 Myton Road
Ingleby Barwick
STOCKTON-ON-TEES
TS17 0WA

Certificate Reference Number:
9090-6933-0348-5590-2064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

64

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 68
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 97.2
Primary energy use (kWh/m² per year): 574.98

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

85

If typical of the existing stock

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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Valuations

Property Management

Compulsory Purchase Compensation

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