



RETAIL UNIT- TO LET

1 Town Square, Town Centre Billingham TS23 2NB

- Prominent Corner Town Centre Location
- Occupiers within the centre include Asda, Aldi, Boots, Boyes, B&M, Costa and Poundland
- **Ground Floor sales 191 m² (2,066 sq ft)**

Contact:

Andrew Wilkinson - 01642 704932

andrew@cpne.co.uk

Connect Property NE

First Floor
4 Halegrove Court
Cygnet Drive
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

Billingham is a large town situated in County Durham in the North East of England. It has a resident population of 55,000 inhabitants within a 10 minute drive time. It is within a 20 minute drive from Middlesbrough (138,400) and Stockton on Tees (83,490).

DESCRIPTION

Billingham town centre is a 320,000 sq ft open air retail scheme. Billingham is part of the Tees Valley Economic area, home to the largest integrated chemical complex in the UK. It's reputation and continued strength in these international markets has allowed the town to retain a loyal and secure residential population who regularly shop in the centre and are benefiting from the recent investment in the town centre and surrounds.

Occupiers within the centre include Asda, Aldi, Boots, Boyes, B&M, Costa and Poundland.

ACCOMMODATION

The accommodation provides the following approximate areas:

Ground Floor	191 m²	(2,066 sq ft)
First Floor	96 m ²	(1,034 sq ft)
Second Floor	55 m ²	(592 sq ft)

LEASE TERMS

The unit is offered on a new full repairing and insuring lease, subject to an upwards only rent review at the 5th anniversary of the lease at a rental of £45,000 per annum exclusive.

SERVICE CHARGE

The property has an annual service charge levy. Details upon request.

INSURANCE

The property has an current annual insurance charge. Details upon request.

RATING ASSESSMENT

We understand that the unit is assessed under the 2023 revaluation at £21,250. The current Uniform Business Rate for 2023/24 is 0.49 pence in the £.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as C (70). A full copy is available for inspection upon request.

VIEWING

Strictly through the agents Connect Property North East:

Andrew Wilkinson

ddl: 07904 622277

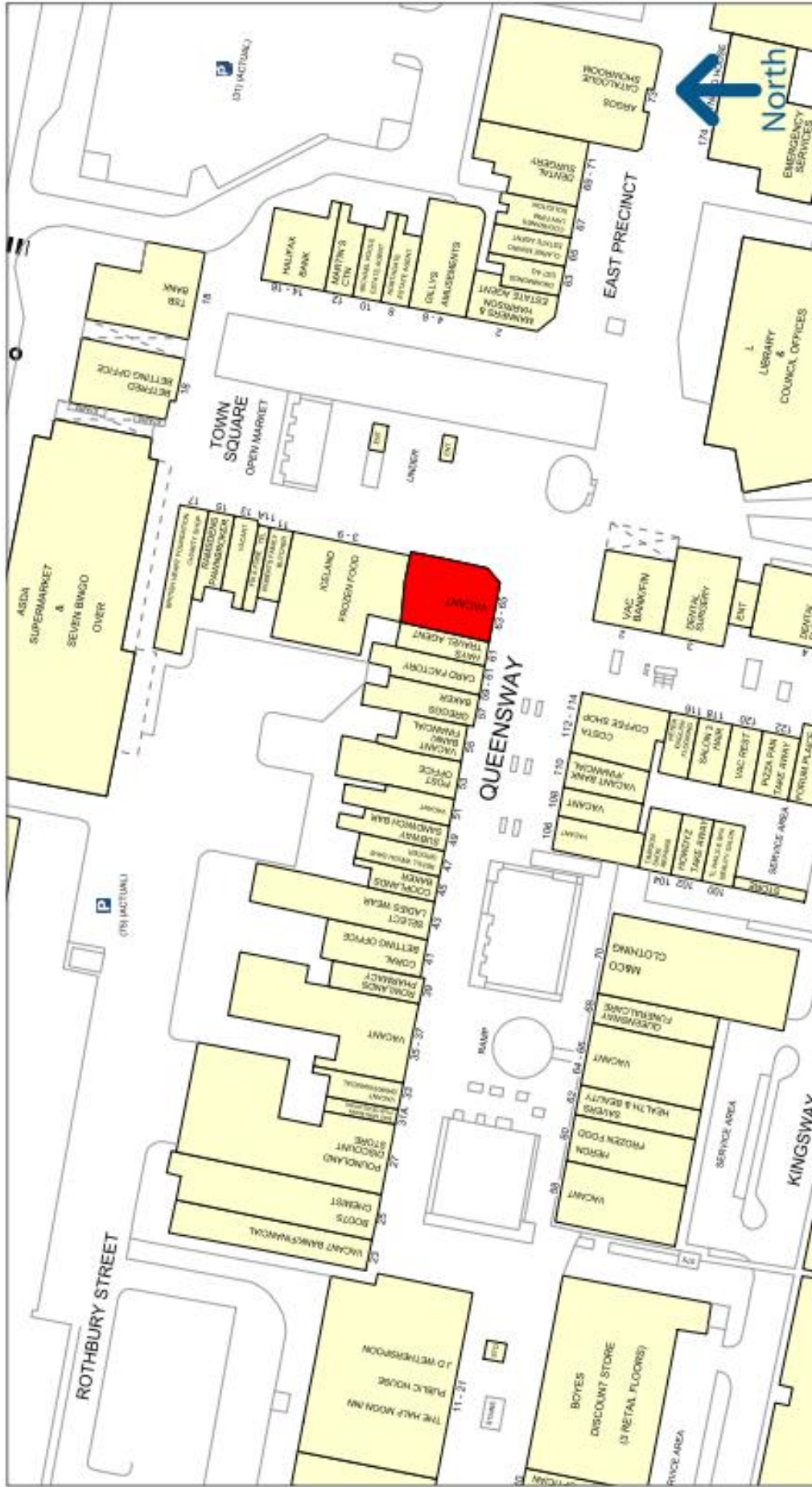
Email: andrew@cpne.co.uk

Or Joint Agents

Tom Glynn

ddl: 07795 960 556

Email: tom.glynn@colliers.com



Experian Good Plan Created: 18/01/2023
 Created By: Colliers International
 For more information on our products and services
www.experian.co.uk/good | good.safes@uk.experian.com | 0845 601 6011

50 metres
 Copyright and confidentiality Experian, 2022. © Crown copyright and database rights
 2022. OS 100019885



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.