



# SHOP TO LET

9 Silver Street, Stockton on Tees TS18 1SX

- Ground / First Floor sales 83.1 m<sup>2</sup> (895 sq ft)
- E Class planning consent
- River frontage and close to High Street
- Suitable for a variety of uses (subject to planning)
- Close to Parking off Silver Street

Ground Floor

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## LOCATION

The property to let is situated in Silver Street close to Stockton High Street and retail frontages. Silver Street offers a mix of retail and leisure users with offices above.

Stockton is located on the bank of the River Tees, 5 miles East of Middlesbrough and 45 miles South of Newcastle upon Tyne. The town has excellent road links to the A66 which provides access to the A19 and A1(M) networks.

## DESCRIPTION

The premises comprise of a two-storey modern retail unit with E Class planning consent. The property is fitted out with suspended ceiling and carpet.

## ACCOMMODATION

We calculate the unit comprises the following approximate areas and dimension:

Ground Floor sales	41.9 m <sup>2</sup>	(452 sq ft)
First Floor office	41.2 m <sup>2</sup>	(443 sq ft)
<b>Total</b>	<b>83.1 m<sup>2</sup></b>	<b>(895 sq ft)</b>

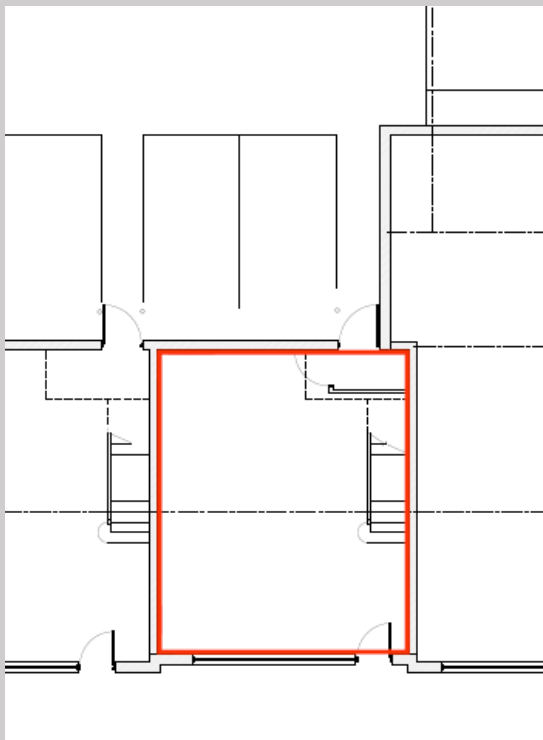
## TERMS

The premises are available to let by way of a new effective full repairing and insuring lease at a commencing rental of £13,000 per annum exclusive for a term of years to be agreed. Insurance approx.. £362 per annum.

## RATING ASSESSMENT

The property has been assessed for rating at £9,100 in the 26/27 assessment. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

We anticipate that occupiers will benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and 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

No VAT is charged.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is assessed as C (64). A full copy of the EPC will be available for inspection if required.

## AML

In accordance with Anti Money Laundering Regulations, the Purchaser/Tenant will be required to provide a form of identification together with proof address and confirmation of the source of funding.

## VIEWING

Strictly through the agents Connect Property North East:

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