

TO LET

Hutchinson Street, Stockton

Rent: £10,000 per annum



- ❖ Versatile office accommodation spread over two floors
 - ❖ Total useable space of 404 sq m / 4357 sq ft
 - ❖ 10 car parking spaces
 - ❖ Gas Central Heating
 - ❖ Suit Office or Training use

Description

The property comprises of office accommodation spread over two floors with shared car park to the rear. Previously used as an office / training facility but would be suitable for a number of uses subject to obtaining the necessary planning consent.

Location

The property is located in Stockton on Tees and is near to the A1305 which provides road links to the A19 and A66. Nearby occupiers include an MOT Garage, Car repair workshops, a primary school and residential accommodation. Wellington Square Shopping Centre and Stockton High Street which contain a range of national retailers is in close proximity to the property.

Accommodation

The property extends to 404 sq m / 4357 sq ft. The ground floor is arranged to provide a reception, training room, 2 private offices and a kitchen. The first floor is arranged to provide a number of offices / training rooms, a kitchen and two set of male and female WC's.



Services

The property has benefit of mains supplies of gas, water & electricity in addition to mains drainage. The building has gas central heating & radiators throughout the property.

Energy Performance Certificate

Energy Performance Certificate Band E (101). Full certificate available on request.

Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £10,000 per annum. The landlord reserves their right to request a rental deposit.

Rating Assessment

£13,750 Obtained from the Valuation Office Agency (www.voa.gov.uk) The UBR for the period 2021/2022 is 51.2 in the pound. Rates payable are therefore £7,040 less any Small Business Relief or any other discounts, which might be applicable.



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