Greig Cavey Commercial Limited
21 South Road, Hartlepool, TS26 9HD
T: 01429 275791
E: enquiries@greigcavey.com
W: www.greigcavey.com

GREIGCAVEY COMMERCIAL LTD

TO LET

397 – 399 Norton Road, Stockton on Tees, TS20 2PJ

Rent: £12,000 per annum

- Ground floor retail unit extending to 85.2 sq m/917 sq ft
- First floor living accommodation
- Prominent position close to Norton High Street
- Suit a variety of uses such as retail or café/restaurant (subject to planning)
- Good sized yard to rear of property

Description

Prominently located ground floor retail unit with first floor living accommodation or ancillary space. The property has most recently been used for retail purposes but alternative uses such as café/restaurant/office would be suitable subject to any necessary local authority consents.

Location

The property is located in a prominent position on Norton Road close to the junction with Norton high street. Surrounding occupiers include a variety of retail occupiers as well as a number of restaurant and bars on Norton High Street itself. The property is within easy reach of the A19.

Accommodation

The ground floor extends to 85.2 sq m/917 sq ft and comprises of sales area, storage area and kitchen. The upper floor living accommodation comprises of a kitchen, bathroom, lounge and bedroom. Externally there is a yard to the rear of the property.

Services

As far as we are aware the property has mains supply of gas, water and electricity in addition to mains drainage. Interested parties should satisfy themselves in this regard.

Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Terms

Available to let on a new fully repairing and insuring lease at a rent of £12,000 per annum exclusive of business rates and all other outgoings.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£4550 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2017/2018 is 48.0p in the pound. Rates payable are therefore £2184 less any Small Business Relief or any other discounts, which might be applicable.

As far as we are aware the upper floor falls within Council Tax Band A.

Interested parties should contact your local authority for further more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com

Misrepresentation Act 1967: Greig Cavey Commercial Limited for itself and the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Greig Cavey Commercial limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.
Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.
Property Misdecription Act 1991: Every reasonable effort has been made by Greig Cavey Commercial Limited 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.