



# TO LET



## Showroom / Trade / Warehouse Unit

835.73 sq m (8,996 sq ft)

**Rent £45,000 pax**

8 NEW STREET  
THORNABY  
STOCKTON-ON-TEES  
CO. DURHAM  
TS17 6BU

- Prominent Main Road Position in Established Trade, Retail & Industrial Location
- Excellent Access to A66 & A19
- Close to Machine Mart, allGym & Driven Motor Group
- Would Suit a Variety of Uses (Subject to Consents)
- Secure Yard / Car Parking
- INCENTIVES AVAILABLE



## LOCATION

The premises comprise a detached unit of steel portal frame construction with brick and blockwork walls with profile cladding above, partial Stockton-on-Tees is located some 14 miles east of Darlington, 21 miles south of Durham and 4 miles west of Middlesbrough

The property is situated just off the A66 which provides easy access to the A19 and A1(M). Thornaby Rail Station is also within only a 5 minute walk.

Neighbouring businesses include Machine Mart, allCym and Driven Motor Group.

what3words - [///racing.storm.scorched](https://www.what3words.com/#!/racing.storm.scorched)

## DESCRIPTION

The premises comprise a detached unit of steel portal frame construction with brick and blockwork walls with profile cladding above, partial glazed frontage and concrete floors throughout.

Internally the property is an open plan format, essentially square in shape and has operated as a car showroom for decades.

Height to eaves of 3.75m, rising to c. 4.50m at the apex.

There are 2no. electrically operated roller shutter doors (2.92m x 2.80m & 4.84m x 2.14m) that allow access to and from the yard / parking area to the rear.



## ACCOMMODATION

|              | sq m          | sq ft        |
|--------------|---------------|--------------|
| Ground Floor | 835.73        | 8,996        |
| <b>TOTAL</b> | <b>835.73</b> | <b>8,996</b> |

## TERMS

New FRI lease available, for a term of years to be agreed, at a rent of £45,000 pax.

## BUSINESS RATES

Rateable Value : £30,250 (Effective 1st April 2023)  
Estimated Rates Payable : £15,095

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV. Not all properties or 'small businesses' qualify for relief. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



## ENERGY PERFORMANCE

EPC Rating B 46.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

## VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Graham S Hall Chartered Surveyors:

Daryl Carr

t: 0191 731 8660

e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)

Or our Joint Agent; Jackson & Partners on 01642 791 390.

## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

