

SMART4

REAL ESTATE CONSULTANCY



**UNIT 3
PORTRACK RETAIL PARK
STOCKTON ON TEES
TS18 2RB**



RETAIL WAREHOUSE UNIT AVAILABLE

Location

Portrack Lane is situated to the north east of Stockton Town Centre, with Portrack Retail Park being well situated fronting Portrack Lane (A1046), at the junction with Holme House Road, which links the town centre to the A19.

Portrack Lane forms an established focal point for out of town retail in Stockton in particular the home furnishing sector, with operators represented within the immediate vicinity including ScS, Furniture Village, Wickes, Magnet, Dunelm and B&Q. Also sharing access off Holme House Road is the Portrack Shopping Park where B&M, Poundworld, Smyths Toys and The Range are represented, being opposite an ASDA foodstore.

Accommodation

A purpose built retail warehouse designed on ground floor level only, comprising the following approximate gross internal area: -

Ground Floor Area 966 sq m (10,404 sq ft)

Tenure

The premises are held on a full repairing and insuring lease for a term of 25 years from 25th December 1995, subject to rent reviews at five yearly intervals, at a current annual rental of £88,641.60 exclusive.

The planning consent is for A1 retail but prohibits the specific sale of food, clothing, footwear, toys, books, magazines, watches and jewellery.

Rates

We are verbally informed by the Local Rating Authority that the premises are assessed for rating purposes as follows: -

Rateable Value: £149,000 UBR (2016/17): 49.7p Rates Payable: £74,053

Viewing

Please contact this office for further information or to arrange any inspections.



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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

