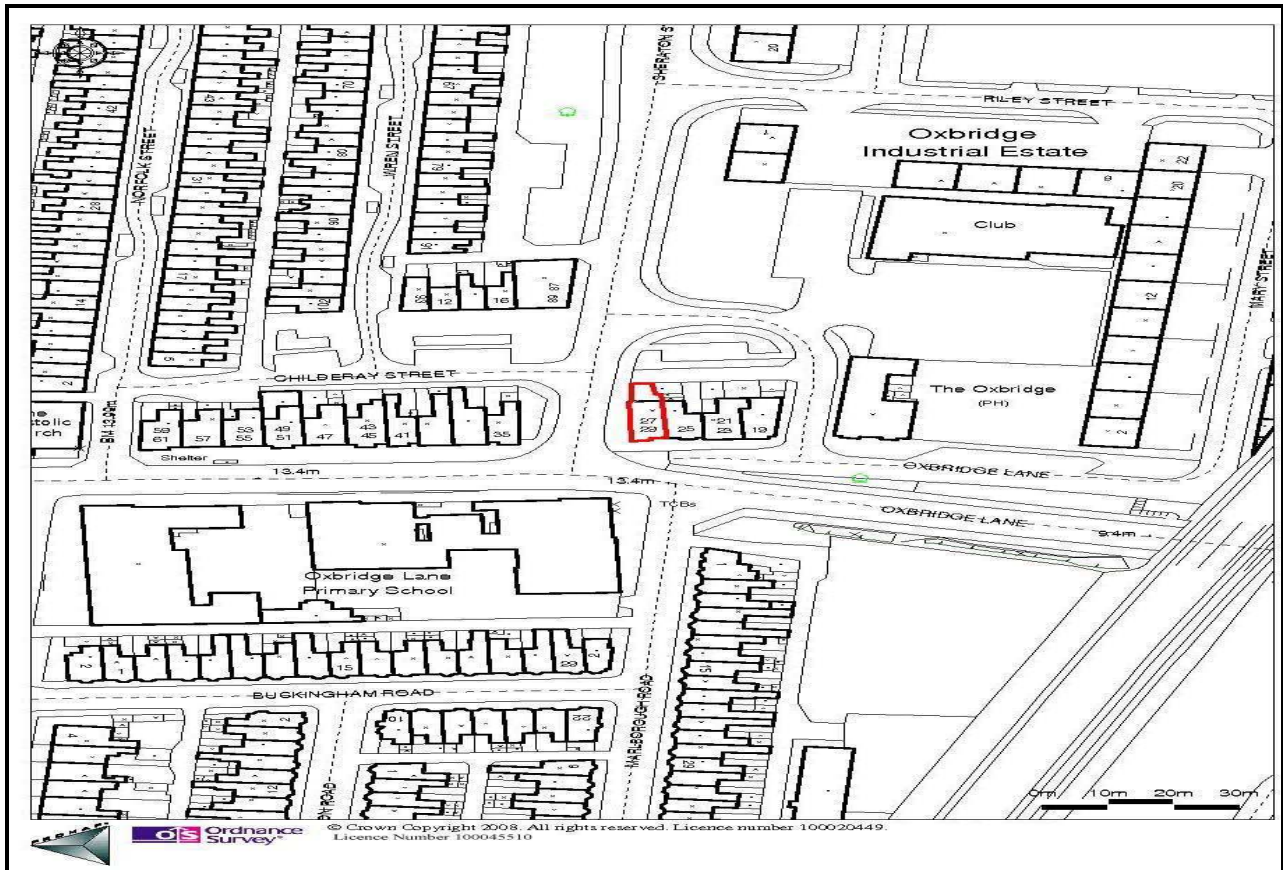


# **GROUND FLOOR RETAIL UNIT TO LET**

**29 OXBRIDGE LANE, STOCKTON ON TEES, TS18 4AP**



- **TOTAL GROUND FLOOR AREA OF APPROX 1,048ft<sup>2</sup>**
- **A5 HOT FOOD TAKE-AWAY CONSENT**
- **PROMINENT CORNER POSITION FRONTING MAIN ARTERIAL ROUTE INTO STOCKTON TOWN CENTRE**



## LOCATION

The property is prominently situated on the north side of Oxbridge Lane in a popular and established mixed high density residential and commercial location. Nearby occupiers include Ladbrokes, Salon 19 and a variety of local retail operators.

Specifically the property is located on the corner of Sheraton Street and Oxbridge Lane which is one of the main arterial routes into Stockton Town Centre providing strong vehicle and pedestrian movements.

## DESCRIPTION

This end terrace property forms part of a retail parade and is incorporated within a two storey building of traditional construction with a single storey extension to the ground floor.

The subject unit provides self contained retail accommodation over the ground floor with a rear kitchen and WC facilities.

## ACCOMMODATION

The premises provides the following approximate areas:

Ground Floor Sales: 91.33m<sup>2</sup> (983ft<sup>2</sup>)

Kitchen: 6.02m<sup>2</sup> (65ft<sup>2</sup>)

Plus WC Facilities

## PLANNING

The premises would be suitable for a variety of uses but currently benefits from A5 consent for Hot Food Take-Away.

## TERMS

The premises are available to let on a new FRI lease for a term of years to be agreed at a rent of £11,500 per annum exclusive.

## BUSINESS RATES

Interested parties should make their own enquiries direct to Stockton Borough Council on 01642 393939.

## LEGAL COSTS

The ingoing tenant will be responsible for the Landlords reasonable legal costs incurred.

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

Viewing and further information is strictly through the sole agents.

**Contact:**

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