



RETAIL UNIT- TO LET

35-37 Queensway, Town Centre Billingham TS23 2ND

- Prominent Town Centre Location
- Occupiers within the centre include Asda, Aldi, Boyes, B&M, Costa
- Nearby occupiers include Boots and Poundland
- **Ground Floor Sales 430 m² (4,625 sq ft)**

Contact:

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Connect Property NE

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LOCATION

Billingham is a large town situated in County Durham in the North East of England. It has a resident population of 55,000 inhabitants within a 10 minute drive time. It is within a 20 minute drive from Middlesbrough (138,400) and Stockton on Tees (83,490).

DESCRIPTION

Billingham town centre is a 320,000 sq ft open air retail scheme. Billingham is part of the Tees Valley Economic area, home to the largest integrated chemical complex in the UK. It's reputation and continued strength in these international markets has allowed the town to retain a loyal and secure residential population who regularly shop in the centre and are benefiting from the recent investment in the town centre and surrounds.

Occupiers within the centre include Asda, Aldi, Boots, Boyes, B&M, Costa and Poundland.

ACCOMMODATION

The accommodation provides the following approximate areas:

Ground Floor Sales 430 m² (4,625 sq ft)

LEASE TERMS

The unit is offered on a new full repairing and insuring lease, subject to an upwards only rent review at the 5th anniversary of the lease at a rental of £55,000 per annum exclusive.

SERVICE CHARGE

The property has an annual service charge levy.
Details upon request.

INSURANCE

The property has a current annual insurance charge.
Details upon request.

RATING ASSESSMENT

We understand that the unit is assessed under the 2023 revaluation at £24,000. The current Uniform Business Rate for 2023/24 is 0.49 pence in the £.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as B (37). A full copy is available for inspection upon request.

VIEWING

Strictly through the agents Connect Property North East:

Andrew Wilkinson

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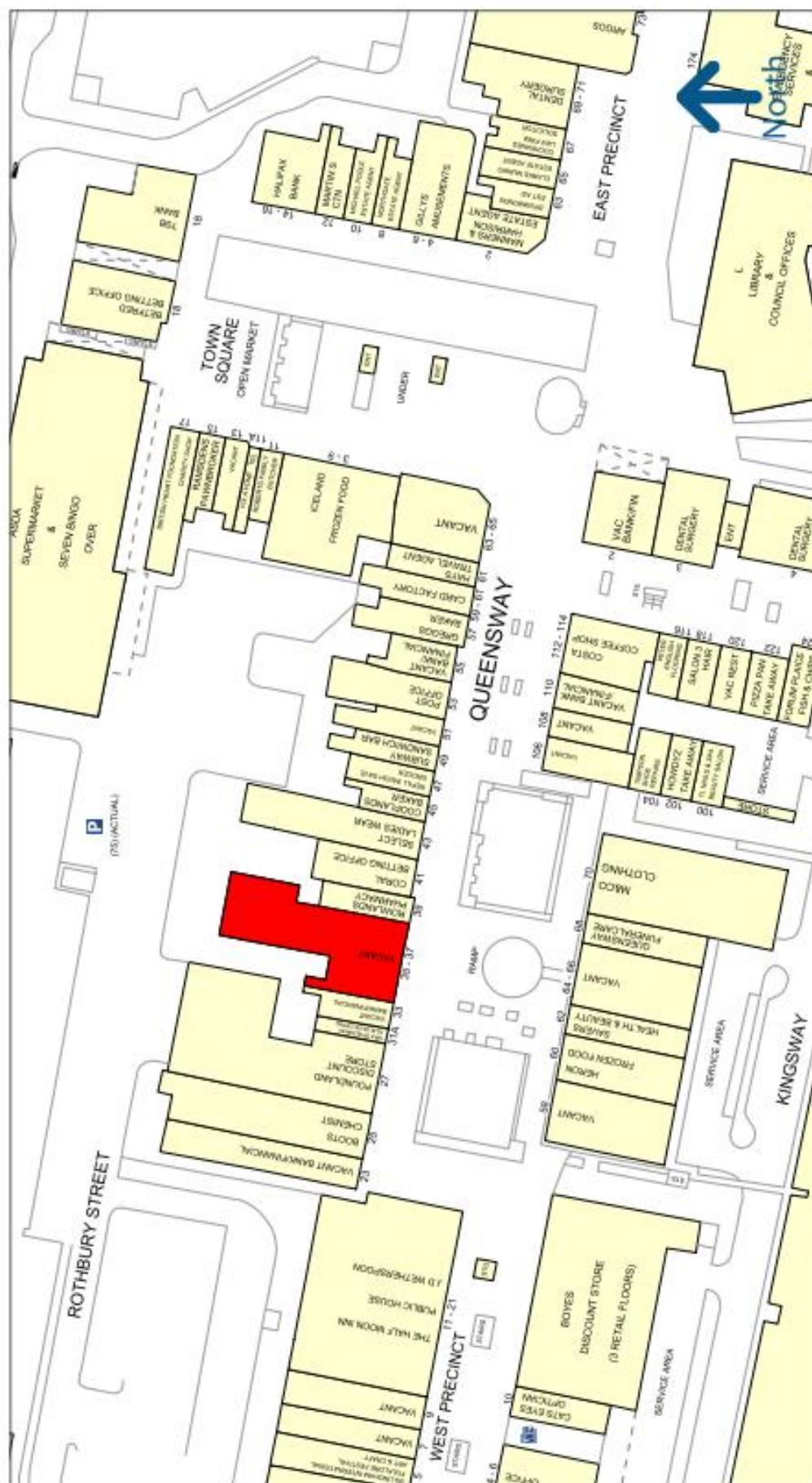
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Or Joint Agents

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