108 QUEENSWAY, BILLINGHAM

RETAIL UNIT TO LET

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.

FLOOR AREAS

The units provide the following approximate areas, which are to be used as a guide only:

Ground Floor - 1,011 sq ft

USE

The unit benefit from Use Class E (Commercial, Business & Services), but would be suitable for a variety of uses subject to the necessary planning.

RENT

£25,250 per annum exclusive

Rent is exclusive of Business Rates, Service Charge, Insurance, VAT and Utilities.

LEASE

New eFRI lease for a term of years to be agreed.

RATEABLE VALUE

The unit has the following Rateable Value from 1 April 2023:

£10,500

Interested parties should confirm the exact Business Rates payable with the local authority.

SERVICE CHARGE

£3,595 per annum

EPC

A copy of the full certificate and report can be provided upon request.

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