

TO LET

Unit 9 St Peters House, Pavilions Thornaby, North Yorkshire, TS17 9FF

Suitable for Hot Food / Takeaway / Restaurant Uses STPP



Description

The Pavilion Shopping Centre provides an extensive convenience retail offer in the heart of Thornaby, comprising circa 270,000 sq ft of retail and office accommodation anchored by two food stores - a 100,000 sq ft Asda at its southern end and a 17,500 sq ft Farmfoods at its northern end. The library and Thornaby Pavilion Leisure Centre (gym, indoor bowls, squash and badminton) are also located in the heart of the scheme. The scheme provides for circa 800 free car parking spaces and occupiers include Indigo Sun, Greggs, Home Bargains, Card Factory, KFC and Iceland. 2024 footfall was in excess of 5.1 million.

Brand new Amber Taverns Pub to open in Q4 2026 at M Pavilions. No food menu making the subject unit an ideal food offering opportunity.

Accommodation

The premises comprises a large fitted retail space over the following approximate floor areas;

Unit 19 St Peters House	Sq M	Sq Ft
Ground Floor	136.56	1,470

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed from **01 March 2027**.

Business Rates

RV £23,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£25,000+ VAT per annum exclusive

Service Charge

There is an annual service charge of **£5,548 + VAT**.

Insurance

There is an annual insurance charge of **£389 + VAT**.

EPC

C (53). A copy of the EPC is available upon request.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or Newns Webster on 0113 433 0117.

0121 400 0407
creative-retail.co.uk

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