

## Prominent Retail Premises To Let 2 Marton Square, Stokesley Road, Marton, Middlesbrough TS7 8DU



- Prominent premises fronting A172 Stokesley Road.
- Ground floor retail accommodation.
- Adjacent to Greggs & other regional and national retailers
- Sought after trading location.

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[www.jackson-partners.co.uk](http://www.jackson-partners.co.uk)

## Situation & Description

The premises are located in the popular suburb of Marton fronting the A172 Stokesley Road, one of the principal arterial routes to Middlesbrough town centre which is approximately 3 miles to the north.

Constructed circa 2000 this modern 2 storey development is adjacent to "Marton shops" one of Middlesbroughs most sought after regional centres that accommodates a number of local, regional and national occupiers.

The premises comprise of a ground floor unit with staff and customer facilities and would lend themselves to a number of different uses subject to receipt of the appropriate consents.

## Accommodation

We calculate that the premises provide the following approximate net internal area.

Ground floor                      150m<sup>2</sup> (1,610sqft)

Externally there is shared parking within a landscaped environment.

## Lease terms

The premises are available to let by way of an effective full repairing and insuring lease for a term of years and rent to be agreed. Further information is available upon request.

## Business rates

From our enquiries of the VOA website, we understand that the premises have a rateable value of £38,250. We recommend that interested parties contact the local authority for verification and to establish the amount of rates payable.



## Planning

We understand that the premises have class E planning consent and recommend that interested parties speak with the local planning department to confirm that the consent is appropriate for the proposed use.

## EPC

We understand that the premises have an EPC rating of B. A copy of the EPC certificate is available upon request.

## Legal Costs

Each party is responsible for their own legal costs incurred in this transaction.

## VAT

We understand that the premises are registered for VAT and therefore VAT will be charged as appropriate at the prevailing rate.

## Services

We understand that the premises are connected to mains supplies of water and electricity.

## Viewing & Further information

Strictly via sole agents Jackson & Partners.

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