

**Prominent Retail Premises
To Let
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.**

01642 791390

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.

2 units are potentially available from 49m² (528sqft) to 77m² (829sqft)

Externally there is shared parking within a landscaped environment.

Lease terms

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

Business rates

We recommend that interested parties contact the local authority for verification and to establish the amount of rates payable.



EPC

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.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required for the tenant.

Viewing & Further information

Strictly via sole agents Jackson & Partners.

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