



# To Let

## Former Bingo Hall

The Causeway  
Billingham  
TS23 2DA

- First Floor former Bingo Hall
- Totalling **20,629 ft<sup>2</sup> (1916.43 m<sup>2</sup>)** plus second floor Storage
- Ground Floor escalator access with passenger lift
- Above Asda Supermarket
- Adjacent to the Forum Shopping Centre and close to Aldi
- Suitable for leisure including gym etc

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

## Location

The property is prominently located within centre Billingham Town Centre and sits directly above Asda adjacent and adjacent to The Forum Shopping Centre and close to Aldi.

## Description

The premises are accessed from the ground floor adjacent to Asda and have the benefit of an escalator and also a passenger lift and staircase leading to the first floor which provides a large open plan former bingo hall with ancillary accommodation. In addition, there is also a part second floor which is largely disused and has not been measured.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Entrance		
<b>First Floor</b>		
Bingo Hall & premises	20629	1916.43
<b>Second Floor</b>		
Dis-used (not measured)		

## Tenure

The property is held by way of a headlease expiring 25<sup>th</sup> March 2046 and therefore the maximum lease term available cannot exceed the expiry date of the headlease. A new sub lease is available at a commencing annual rental of **£45,000** for a term of years to be agreed (minimum 5 years) on an effective T.INT basis subject to 5 yearly Rent Reviews. **Any sub-lease will exclude the provisions of the Landlord and Tenant Act 1954.**

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable. **The rent is subject to VAT.**

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£26,250**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

## Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## Disclaimer

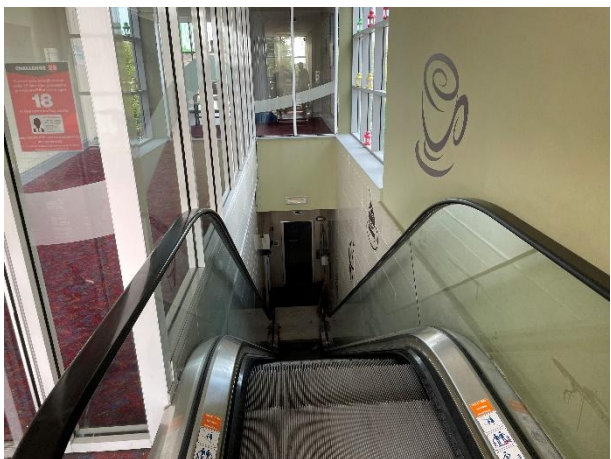
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

C4104

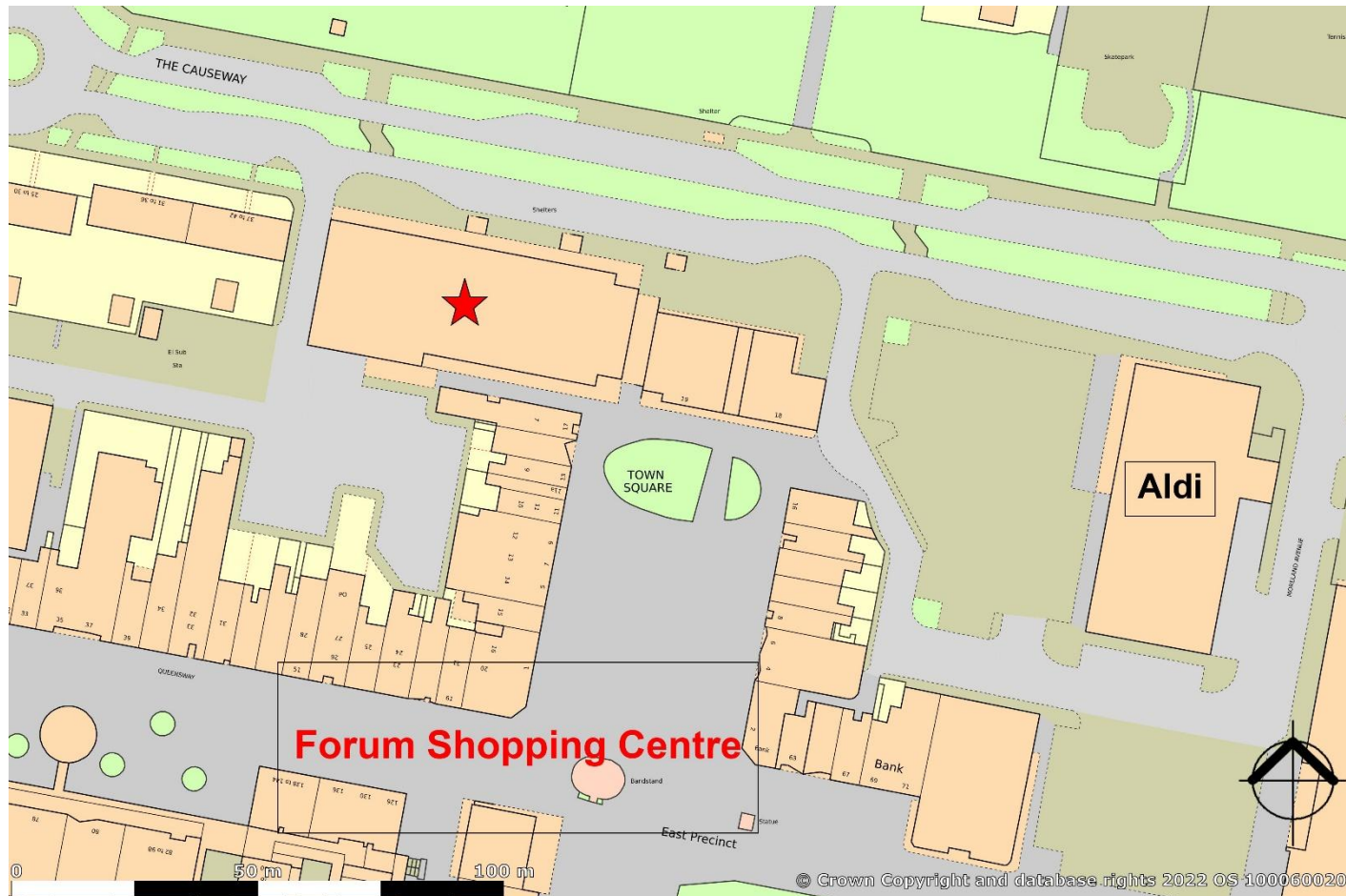
## EPC

Awaited



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