



To Let

Retail/Office Premises

Endurance House
West Side Clarence Street
Stockton on Tees
TS18 2EP

- Former Pharmacy premises
- Totalling **1063 ft² (98.73 m²)**
- Adjacent to Health Centre
- Busy main road location close to town centre
- On site car parking facilities
- Suit variety of **retail/office/medical uses**

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

Location

The property is situated just off Clarence Street and Norton Road close to Stockton Town Centre and Portrack Lane Retail Park.

Description

The premises comprise former pharmacy attached to a modern Health Centre constructed in 2009 (year) and are almost triangular in shape with car parking to the front.

Accommodation

The property briefly comprises as follows:-

| | ft2 | m2 |
|---------------|------|-------|
| Retail/Office | 1063 | 98.66 |

Tenure

A new Lease is available at a commencing annual rental of **£16,000** for a term of years to be agreed (minimum 5 years) on an effective FRI basis with service charge provisions subject to 5 yearly Rent Reviews.

VAT

We are advised the rent is subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£16,250**. 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

C4347

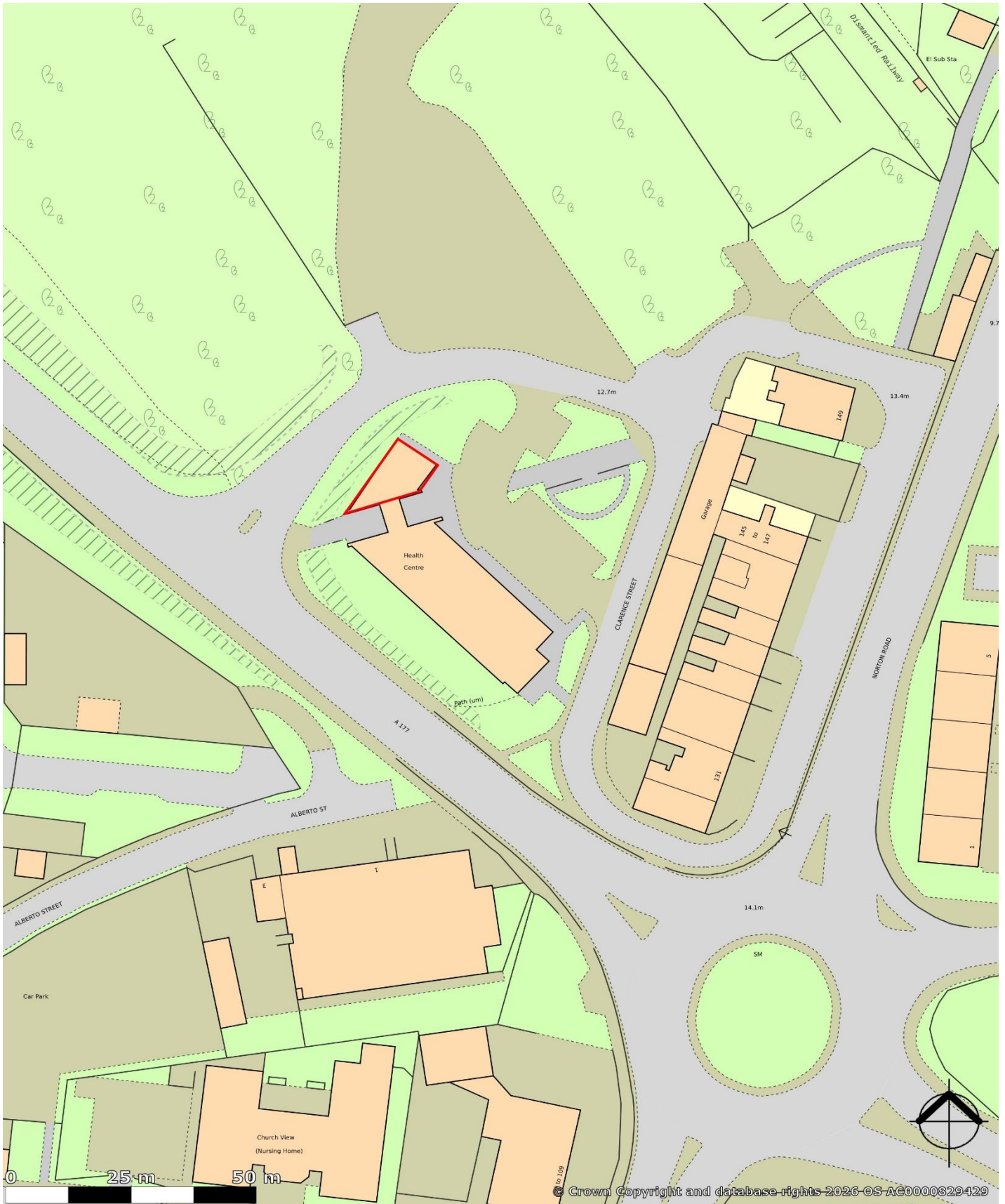
EPC

Energy Rating 55/C



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