

# **\*PRELIMINARY MARKETING DETAILS\***

# **FOR SALE**

Stratford House, Ramsgate, Stockton on  
Tees TS18 1BS



- Town Centre offices adjacent to the prime retail area and parking.
- Prominently positioned modern office accommodation.
- 3 storey lift serviced accommodation
- May be suitable for alternative uses subject to receipt of the requisite consents.
- The premises are not VAT registered.

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

## **Situation & Description**

Stockton on Tees is one of the major conurbations in the Tees Valley. Situated at the intersection of the A66 & A19 it is well positioned to provide easy access throughout the area being approximately 13 miles east of Darlington and 4 miles west of Middlesbrough.

Stockton town centre is undergoing an exciting period of regeneration. Substantial government funding has been allocated and significant redevelopment is underway to reinvigorate the town centre.

The property constructed in the early 1990's is detached and prominently positioned at the junction of West Row and Ramsgate approximately 50 meters from High Street, the prime retail area.

A purpose built office building on ground, first and part second floors provides a mixture of open plan and partitioned office areas with staff facilities and a 5 person passenger lift. The premises may be suitable for a serviced office facility.

Long and short stay parking is available nearby.

## **Accommodation**

We understand that the premises provide a net internal floor area of approximately 562m<sup>2</sup> (6,050sqft)

## **Planning**

We understand that the premises have planning consent for offices B1 which falls within the new Class E. Redevelopment may be appropriate and we recommend that interested parties speak with the local planning authority.

## **Lease terms**

The premises are currently let to Thirteen Housing Group Ltd. The tenant is holding over under the Landlord and Tenant Act 1954 and can leave on 3 months written notice. The rent is £48,400 pa and the lease is on full repairing and insuring terms (subject to a schedule of condition).



## **Terms**

The freehold interest is for sale. Price upon application.

## **Business rates**

From our enquiries of the VOA website we understand that the premises have a RV of £33,500. We recommend that interested parties speak with the local business rates department to establish the precise rates payable.

## **Energy Performance Certificate**

The premises have been assessed as xx

## **Anti-Money Laundering**

In accordance with anti-money laundering legislation, two forms of identification and confirmation of the source of funding are required from the successful purchaser.

## **Legal costs**

Each party is to be responsible for their own legal costs.

## **VAT**

We understand that the premises are not VAT registered and therefore VAT will not be charged on the sale.

## **Further Information**

For additional information and to arrange a viewing please contact

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