

THOMAS:STEVENSON

**FORMER UNITED REFORMED CHURCH, LOFTUS,
TS13 4RG**

to-let



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

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www.thomas-stevenson.co.uk

Key information

- retail
- Loftus
- 635 sqft
- 3 separate units available
- First floor has seating, stage & storage
- 2 smaller retail units

Location

The property is located on West Road in Loftus. Other nearby operators include McColl's, Coral and Cooperative food store.

Description

The unit is to undergo a full refurbishment providing two retail units on the ground floor and a recreational area on the first floor.

Accommodation

The property provided the following approximate areas:

GROUND FLOOR:

Unit 1 59 sq m (635 sq ft)

Unit 2 (Including Kitchen) 54.7 sq m (589 sq ft)

FIRST FLOOR:

Seating 102.2 sq m (1,100 sq ft)

Stage 38 sq m (409 sq ft)

Storage 12.8 sq m (138 sq ft)

Total 153 sq m (1,647 sq ft)

Tenure

Unit 1 is available on a new lease for a number of years to be agreed at an initial rental of £6,000.

Unit 2 is available on a new lease for a number of years to be agreed at an initial rental of £6,000.

The first floor is available on a new lease for a number of years to be agreed at an initial rental of £7,000.

Rating Assessment

The property will be reassessed following the refurbishment.





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