



10 Alhambra Terrace, Fishburn, Stockton-on-Tees TS21 4BU

- Ground Floor Retail Unit
- Floor Area 375 sq. ft. (34.8 sq. m.)
- Prominent Main Road Position
- Excellent Passing Trade
- Suitable for a Variety of Uses
- Small Business Rate Relief

Rent: £6,000 per annum

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Location

The property is located on Alhambra Terrace (B1278) a busy main route through the village of Fishburn, a civil parish in County Durham. The location has excellent transport links being circa 2.7 miles from the A1 (M).

Description

The unit is located on the ground floor of a 2-storey property with pitched slate roof. The floor area is circa 34.8 sq. m. (347 sq. ft.) consisting open plan retail area with store and w/c facilities. It was formerly used as a clothing store but would suit a variety of uses subject to the correct use class.

Area	Sq. m.	Sq. ft
10 Alhambra Terrace		
Ground Floor		
Retail Area	27.26	293.42
Store	4.94	53.17
W/C	2.62	28.20
Total	34.82	374.79

Rent

£6,000 per annum

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rateable Value

The 2024 Rating List entry is Rateable Value £2,400

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing

Strictly by appointment through this office

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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