

**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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## 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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