

2.7m footfall

800 free parking spaces

EXCITING NEW FUTURE DEVELOPMENT

0.6 acres

New swimming pool coming soon

RECENT DEALS INCLUDE Speed Queen. AMBER TAVERNS

Catchment area: Stockton South 52% & Middlesborough 23%

M PAVILION

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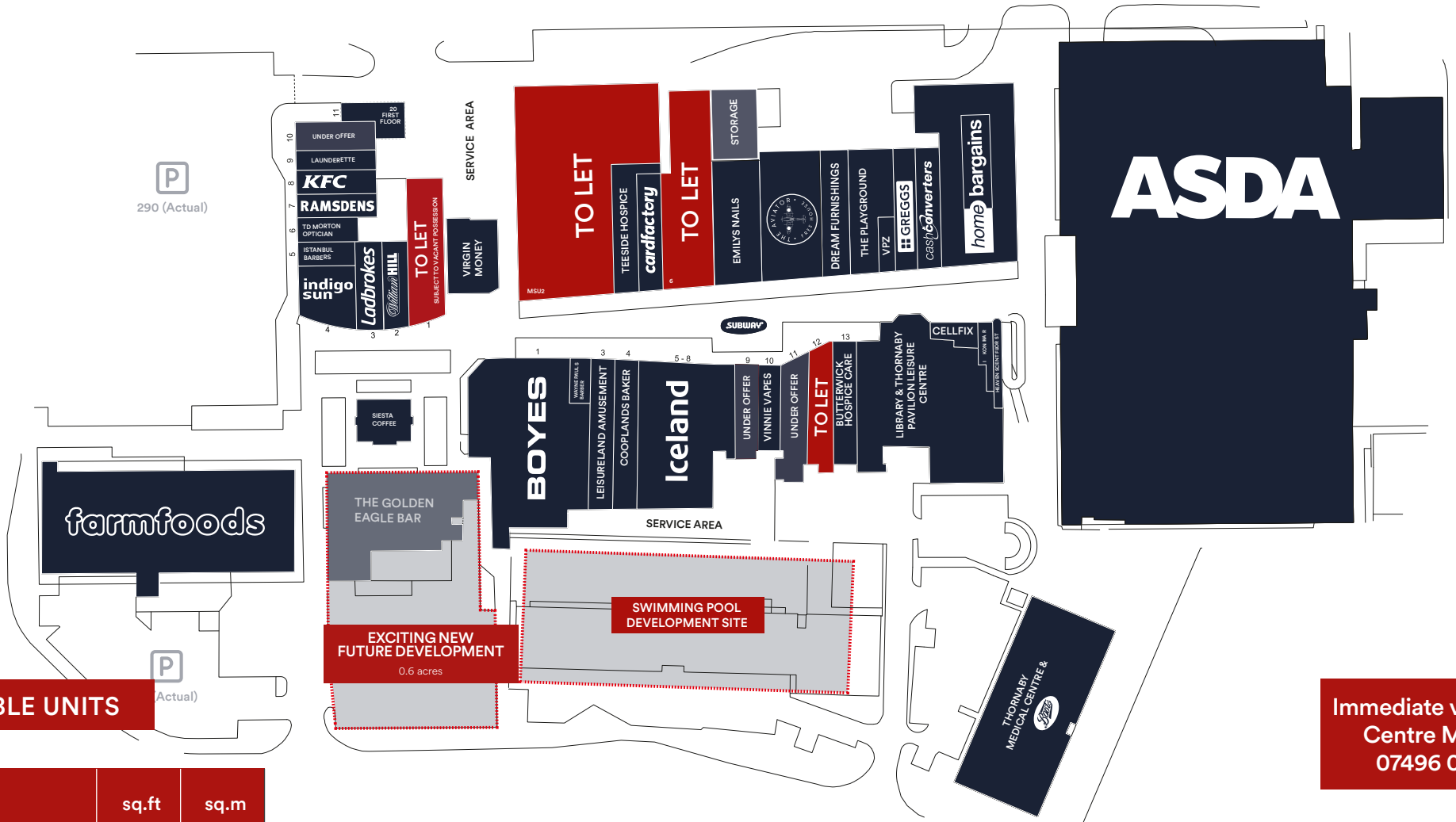
Pavilion Shopping Centre, Thornaby,
North Yorkshire, TS17 9FF

Occupiers Include

cardfactory Iceland Poundland Ladbrokes ASDA

PAVILION

Site Plan



AVAILABLE UNITS

Immediate viewing via Centre Manager 07496 034418

UNIT 6 Vale House	sq.ft	sq.m
Ground Floor	6,067	563.6
Mezzanine	4,894	454.7
TOTAL RENT	10,961	1,018.3
RATEABLE VALUE	£40,000	
SERVICE CHARGE	£64,500 (WEF April 26)	
INSURANCE	£27,939.95	
	£2,727.69	

UNDER OFFER

UNIT 11 Wrightson House	
Ground Floor	107
RENT	£22,000
	£13,250
CHARGE	£2,627.88
EPC	tbc

UNIT MSU2	sq.ft	sq.m
Ground Floor	16,257	1,510
First Floor	7,471	694
Total Floor	23,728	2,204
RENT	£125,000	
SERVICE CHARGE	£48,400	

UNIT 12	sq.ft	sq.m
Total Area	2,327	216.7
RENT	£25,000	
SERVICE CHARGE	£4,575	
INSURANCE	£831.51	

PAVILION









224,860 sq.ft
Total development

2.7m
2023 footfall

49
Retail units on site

800
Free Parking Spaces

DETAILS

The Pavilion Shopping Centre provides an extensive convenience retail offer in the heart of Thornaby, comprising circa 270,000 sq ft of retail and office accommodation anchored by two food stores - a 100,000 sq.ft Asda at its southern end and a 17,500 sq.ft Farmfoods at it northern end. The library and Thornaby Pavilion Leisure Centre (gym, indoor bowls, squash and badminton) are also located in the heart of the scheme.

- 800 free car parking spaces
- Occupiers include Indigo Sun, Bodycare, Greggs, Poundland, Card Factory, KFC and Iceland
- 2025 footfall in excess of 2.7 million

Business Rates
Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

Service Charge & Insurance
All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

Energy Performance
Further information available on request.

Planning
An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

Legal Costs
Each party is to be responsible for their own legal and professional costs incurred in any transaction.

Location - TS17 9FF
The Pavilion Shopping Centre is located in the heart of Thornaby, approximately 5 miles south west of Middlesbrough.



SERVICES

EV Charging Station
16 bays

Ample Free Parking
First 2 hours free

Parcel Delivery Lockers

Toilet Facilites

mcoreproperty.com

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LCP UK



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