



PAVILION

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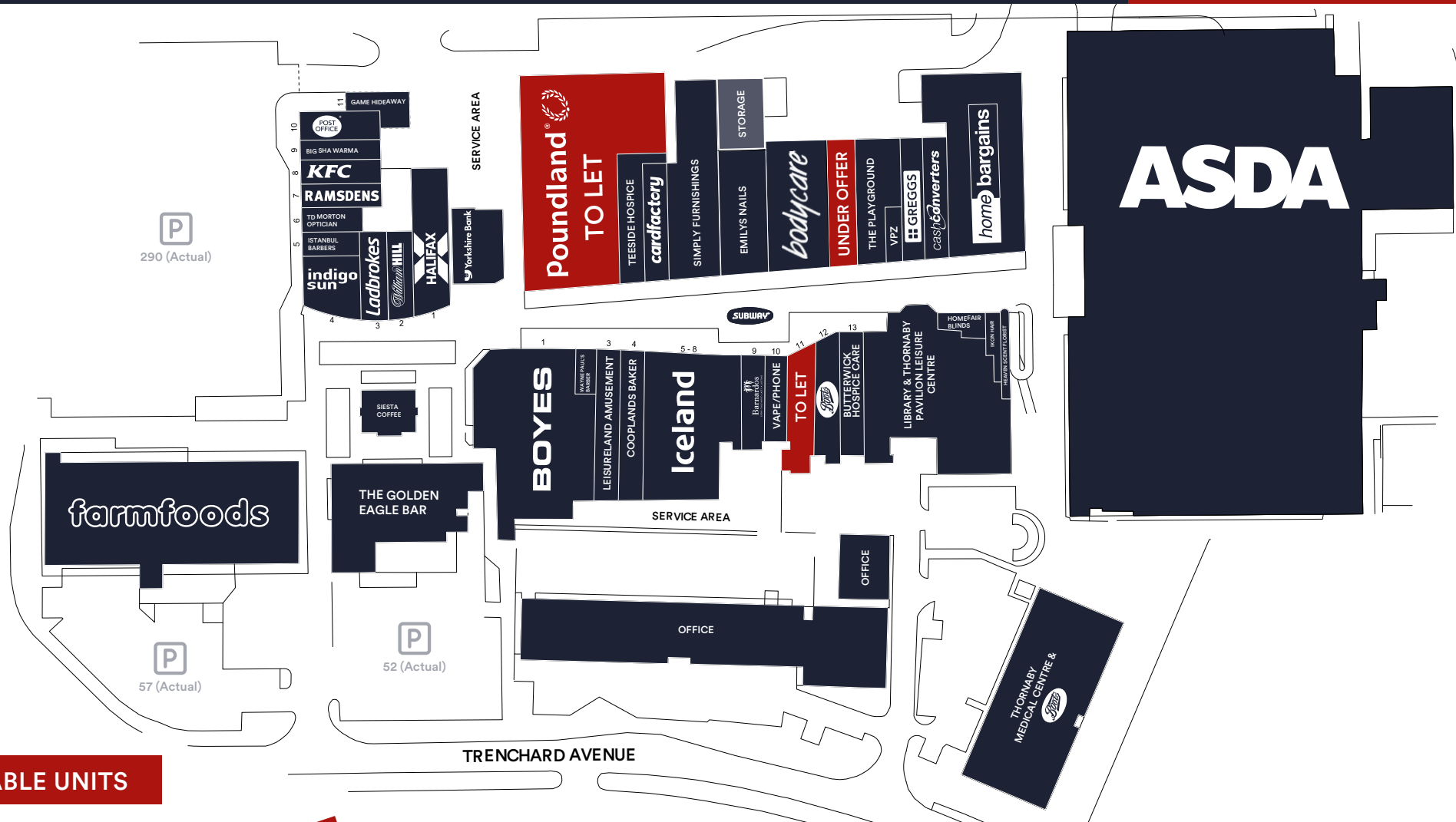
Pavilion Shopping Centre, Thornaby,  
North Yorkshire, TS17 9FF

Occupiers Include

**cardfactory** Iceland  
Poundland *Ladbrokes*

**ASDA**





## AVAILABLE UNITS

**UNIT 4 Vale House**  
 Available subject to VP

Ground Floor	50	218
RENT	£30,000	
	£28,000	
SERVICE CHARGE	£6,328.68	
EPC	B (50)	

**UNDER OFFER**
**UNIT 11 Wrightson House**

	sq.ft	sq.m
Ground Floor	1,146	107
RENT	£22,000	
RATEABLE VALUE	£13,250	
SERVICE CHARGE	£2,627.88	
EPC	tbc	

**UNIT MSU2 (Poundland)**

	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	

Immediate viewing via  
Centre Manager  
07496 034418



**224,860** sq.ft

Total development



**5m**

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 its 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
- 2023 footfall in excess of 5 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 Facilities**



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