



PAVILION

/// laws.safe.ended

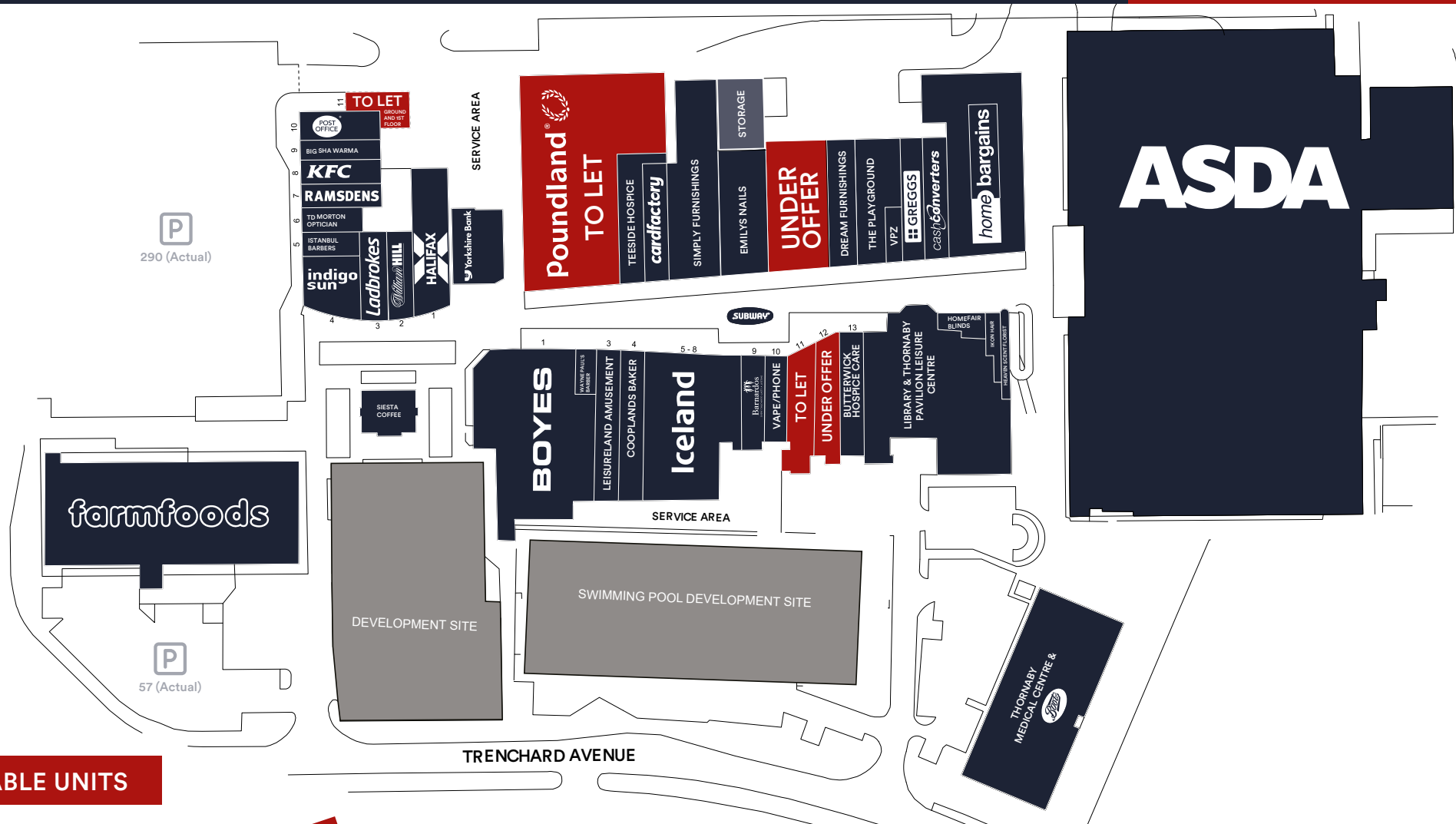
Pavilion Shopping Centre, Thornaby,  
North Yorkshire, TS17 9FF

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

# M PAVILION



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**



**Martin Wade**

01384 400123  
07503 060206  
MWade@lcpproperties.co.uk



**Richard Webster**

0113 433 0117  
07739 680472  
rw@newswebster.com

**Matthew Webster**

0113 433 0117  
07565 876686  
mw@newswebster.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennington Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 116 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy policies that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high-level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).