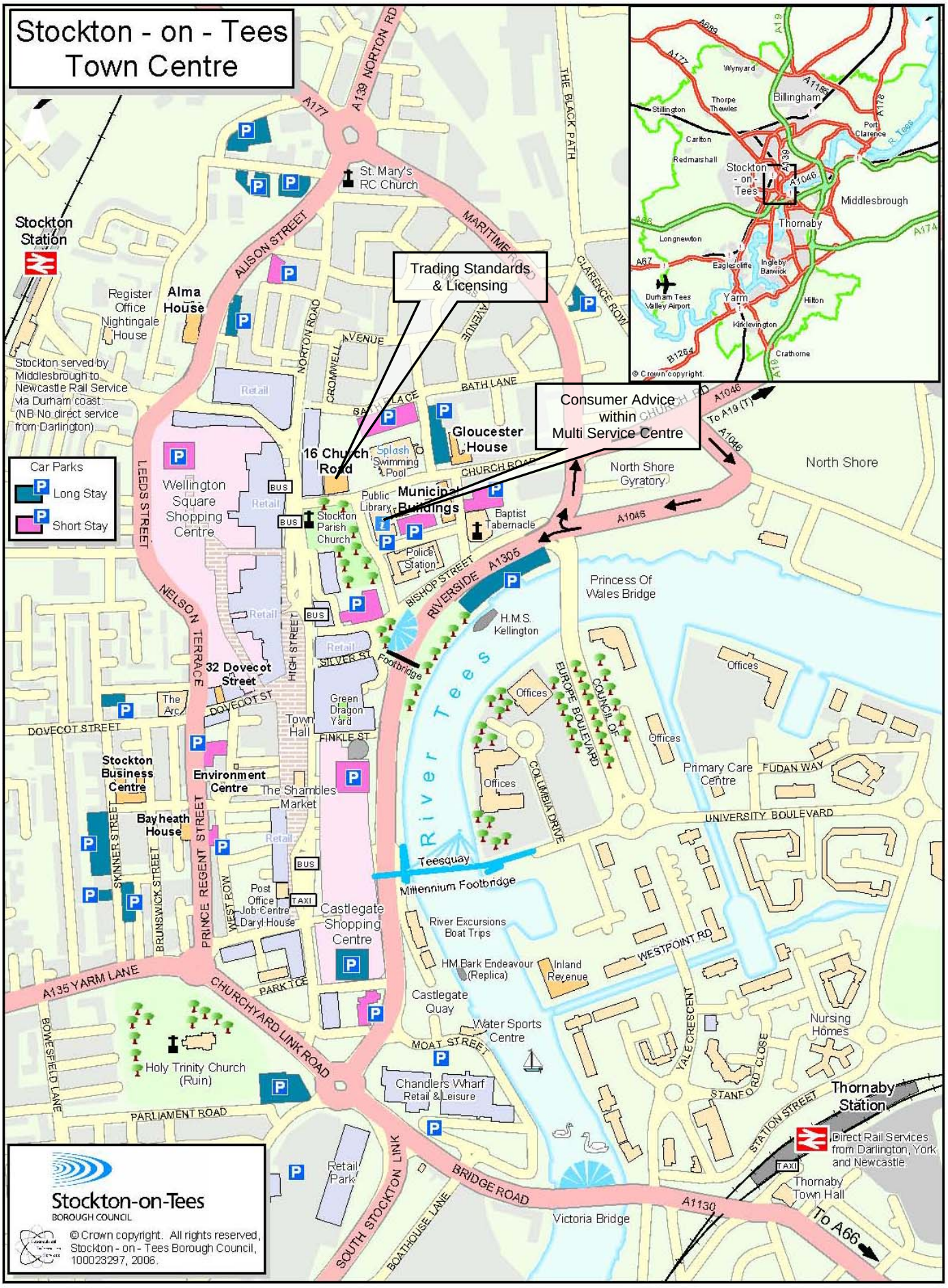Stockton - on - Tees Town Centre