

FOR SALE – Offers in the Region of £175,000

17 High Street, Norton, Stockton on Tees, TS20 1AH

Freehold - Versatile 2 Storey Commercial Premises - 829sq.ft.

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SITUATION/LOCATION

The property occupies a prominent and central position fronting the main High Street in Norton adjacent to The Scruffy Duck. Norton is a popular market town incorporating a diverse variety of businesses including Coopland's Bakery and Tesco Express amongst a variety of independent businesses including shops, offices, professional services and a number of popular bar/ restaurants.. Norton lies approximately 5 miles from Middlesbrough and 12 miles east of Darlington and is well served for transport links with access to the A19 and A66 within a short driving distance.

DESCRIPTION

Two storey commercial premises available with vacant possession.

The ground floor incorporates glazed window frontage to High Street comprising an open plan and versatile sales area, rear store/ kitchen and WC.

The first floor is separately accessed and has most recently been used as a beauty salon comprising two treatment rooms and a bathroom.

The first floor was previously a residential flat and may suit conversion back to a residential apartment (subject to any necessary planning/ local authority/ statutory consents being obtained.)

TENURE

Freehold

ACCOMMODATION SCHEDULE

Ground Floor	49.74sq.m.	535sq.ft.
First Floor	27.33sq.m.	294sq.ft.
Total NIA	76.80sq.m.	829sq.ft.

(Agents Note: Floor Areas are provided on a Net Internal Basis and do not include circulation space or bathroom/ wcs.)

RATEABLE VALUE

GF - £6,500

FF - £2,225

Both units fall within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the local rating authority.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

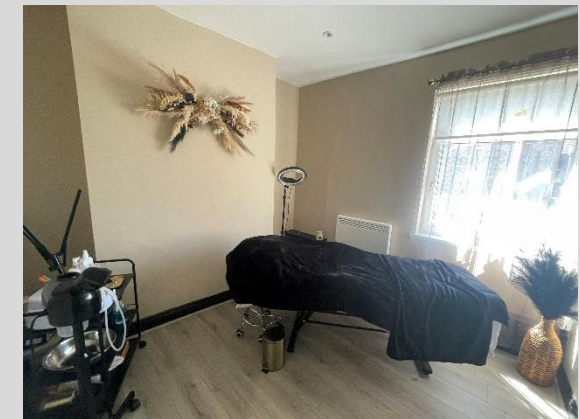
VIEWING

Strictly by appointment only through agents.

EPC

GF – TBC

FF – E-113



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