

FOR SALE - Offers in the Region of £160,000

111 High Street, Stockton on Tees, TS18 1BB

Three Storey Retail Premises with Development Potential – 4,117sq.ft.

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SITUATION/LOCATION

The property front Stockton High Street adjacent to Wellington Square Shopping Centre and Stockton Waterfront in the heart of Stockton town centre. Stockton Waterfront is a landmark re-development expected to deliver a large urban park including event spaces and open play areas in the heart of the town centre expected to improve and diversify footfall. Occupiers in the vicinity include Natwest, Hewitts Solicitors and Cooplands amongst a range of other established businesses including shops, bars/restaurants and professional services. Stockton is a large town nestled on the banks of the River Tees and situated approximately 5 miles west of Middlesbrough, 12 miles east of Darlington and 22 miles south of Durham with convenient transport links across the region via A66, A19 and A1(M).

DESCRIPTION

Mid-terrace three storey shop/ office premises of traditional brick construction under pitched tile covered roof.

The ground floor comprises a large open plan sales area with rear wcs incorporating timber glazed shop front to High Street. The sales area is of a generally rectangular nature incorporating suspended ceilings with integrated lighting.

The first floor comprises a number of office rooms with wcs of and there are further offices and stores held over the second and third floors.

The accommodation is versatile and may suit a variety of business uses / alternative re-development opportunities subject to any necessary consents.

TENURE

Freehold

ACCOMMODATION

Ground Floor	149.81sq.m.	1,612sq.ft.
First Floor	153.57sq.m.	1,653sq.ft.
Second Floor	55.67sq.m.	599sq.ft.
Third Floor / Attic	23.51sq.m.	253sq.ft.
Net Internal Area	382.56sq.m.	4,117sq.ft.

RATEABLE VALUE

£13,000.

The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the sale price.

ENERGY PERFORMANCE ASSET RATING

To be confirmed



18 St Cuthberts Way
Darlington,
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DL1 1GB
Telephone: 01325 466945

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