



The Lambton, 1 High Street, Stockton-on-Tees, TS18 1UB

Licensed Premises for Sale/ To Let. Ground Floor Unit available
leasehold £20,000 per annum. Entire building Freehold IRO £180,000

- Open Plan Bar Space
- Outdoor Seating
- Development Opportunities
- Recently Trading as a Public House
- EPC Rated D
- Freehold £180,000
- Ground Floor Retail £20,000 per annum

Summary

Available Size	4,090 sq ft
Rent	£22,000 per annum
Price	Offers in the region of £180,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The Lambton was previously operating as a licensed pub located on the ground floor of a building on High Street in Stockton.

This is a fantastic opportunity to own and a pub in the heart of Stockton-on-Tees. The ground floor features an open-plan bar with seating, along with leisure facilities such as a pool table and a games area. There is also outdoor seating available for locals and visitors to enjoy year-round.

The Lambton is situated in a prime location that presents potential for refurbishment, making it an attractive opportunity for investors or property developers interested in redeveloping the upper floors of the building.

Location

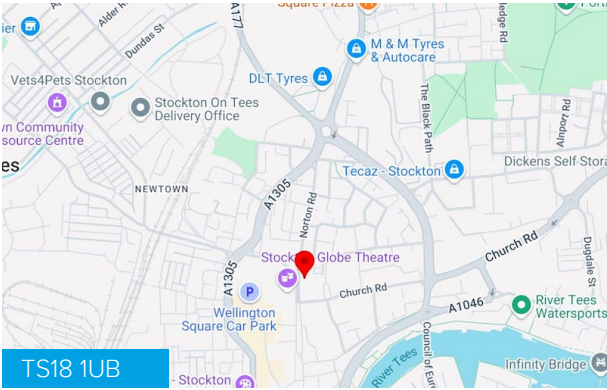
The property is located on one of the busiest high streets in Stockton-on-Tees. High Street is situated on the Eastern side of Stockton-on-Tees, with access available from A1305. The property is located near the Famous Stockton Globe Theatre. The High Street offers a variety of local amenities, including bank branches, pubs, cafes, retail shops, and more, along with public parking available at Wellington Square Car Park, which is just a one-minute walk away.

The transport links from the property are excellent, as the High Street features bus stops on both sides, providing routes to Middlesbrough in the East. The A1305 connects to Portrack Lane (A1046), granting access to the busiest industrial estate in the North East and linking to the A19 North/South, which provides wider links to Newcastle, York, and Leeds. Additionally, the A66 East/West carriageway can be accessed to the south of Stockton-on-Tees, offering routes to Darlington and the A1(M), which further connects to Manchester, Sheffield, and Middlesbrough's Freeport (Teesport) to the West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	4,090	379.97	Available
Total	4,090	379.97	



Viewing & Further Information



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View Properties Here
www.alignsurveyors.co.uk



Energy performance certificate (EPC)

1 High Street STOCKTON-ON-TEES TS18 1UB	Energy rating D	Valid until: 28 September 2032
		Certificate number: 0160-3767-3409-0452-7095
Property type		General Assembly and Leisure, Night Clubs, and Theatres
Total floor area		383 square metres

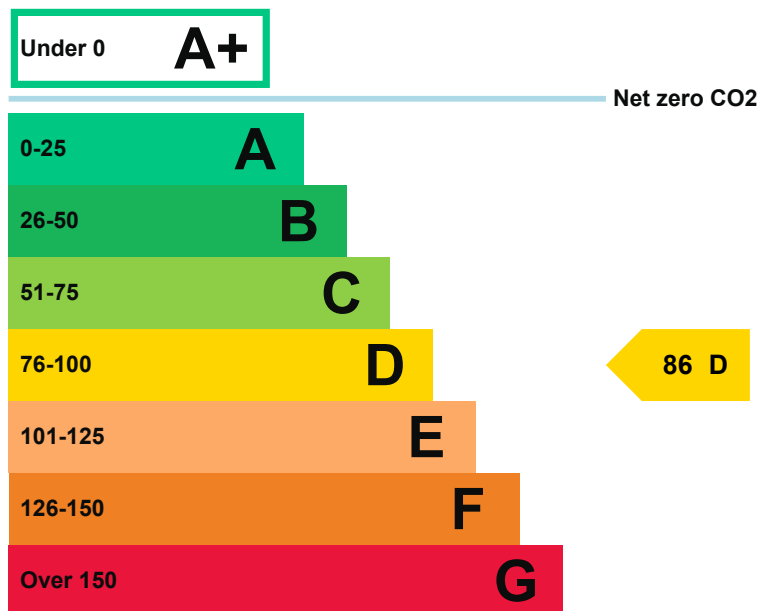
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 B

If typical of the existing stock

139 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	32.51
Primary energy use (kWh/m ² per year)	216

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7617-0046-8732-8865-8842\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Peter Young
Telephone	07801538417
Email	pg.young@btconnect.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019781
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	PG Young
Employer address	<insert Employer/Trading Address>

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 September 2022
Date of certificate	29 September 2022

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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