



123-124 High Street, Stockton-On-Tees TS18 1AY

TO LET

Retail/Leisure Opportunity

**3,884 - 7,435 Sq Ft
(361 - 691 Sq M)**

DESCRIPTION

This prominent four-storey Grade II listed building presents an attractive self-contained opportunity for a variety of commercial uses including Retail, Leisure and Office. The ground floor currently provides open customer facing retail space, with air conditioning. The upper floors provide office and ancillary space. Customer access is provided via a front door off the High Street with accessible ramp and steps. Secondary front entrance provides access to the upper floors, along with a rear access door.

- ✓ **Prominent town centre location**
- ✓ **Potential for a variety of uses STP**
- ✓ **Quoting rent £35,000 per annum**



LOCATION

The property is in Stockton-on-Tees town centre and benefits from good access to the A66 which connects the nearby A19 to the A1(M). The immediate surrounding area includes shops, public houses and cafes with the adjacent neighbours being Admiral Casino and Hewitts Solicitors. With a population of 206,800 (2024) and a median age of 41, the town benefits from a balanced mix of families, working-age adults, and older residents.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Sales	2,645	246
Ground Floor Ancillary	272	25
Basement	1,077	100
First Floor	1,888	175
Second Floor	1,111	103
Third Floor	442	41
Total	7,435	691

VAT

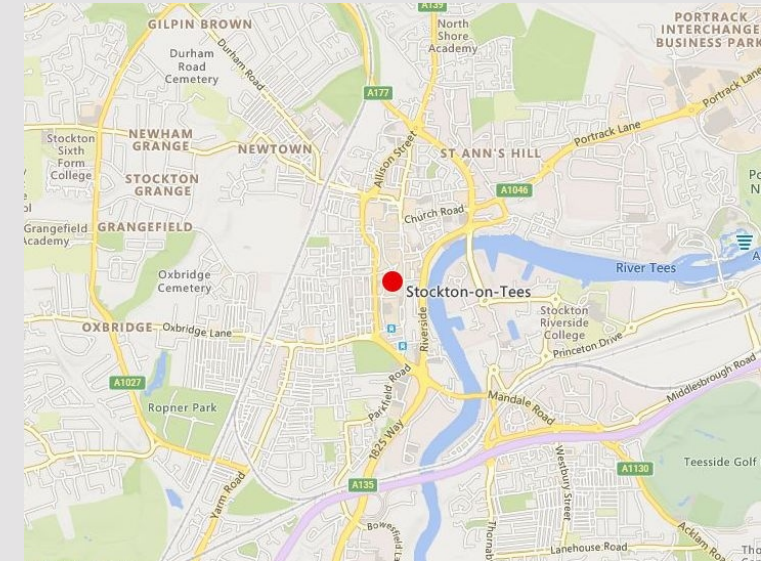
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value - £35,250



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. June 2026

Regulated by RICS 16-Jun-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Jess Venters
07711 965 784
JVenters@lsh.co.uk

Indee Dulai
07935 347 131
idulai@lsh.co.uk