

112 HIGH STREET, STOCKTON-ON-TEES, TS18 1BB

FOR SALE – RETAIL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

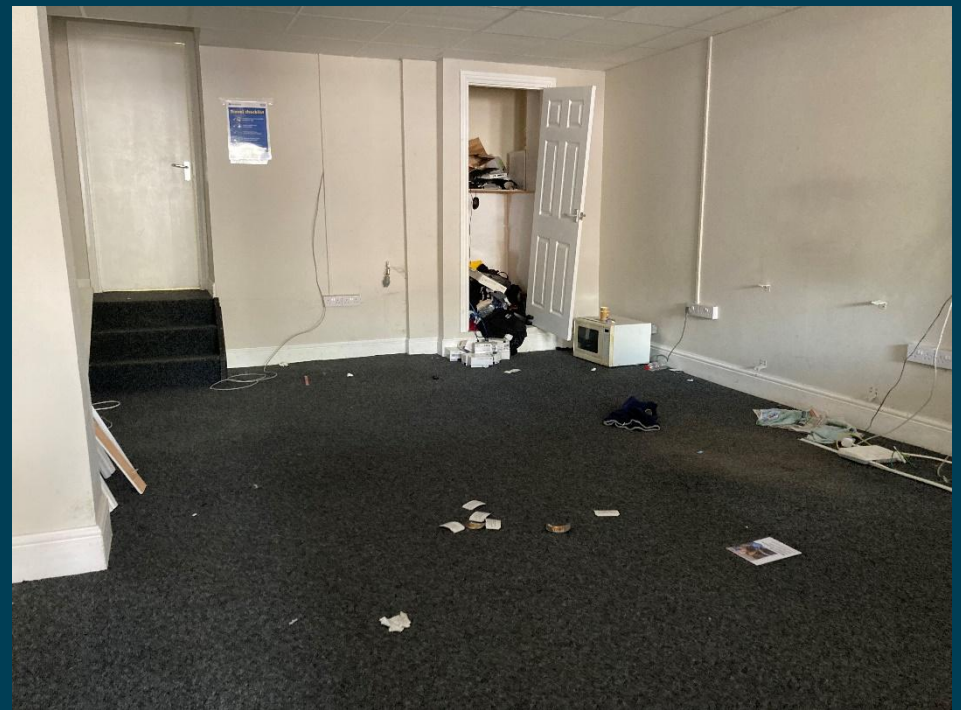
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LOCATION

The property is situated in a prime position on the west side of Stockton High Street located within the principal pedestrianised retail area of Stockton town centre. Other nearby occupiers include Greggs, Ladbrokes, Watson Woodhouse and Hewitt's Solicitors.

DESCRIPTION

The vacant property comprises a mid-terraced four storey building of traditional construction arranged to provide ground floor sales with office/storage accommodation to the first, second and third floors. The property is suitable for a variety of uses subject to the necessary planning and consents.

ACCOMMODATION

The property provides the following accommodation approximately:

Gross Frontage:	5 meters (16 feet)
Gross Depth:	24 meters (79 feet)
Ground Floor Sales:	41.04 sq m (441 sq ft)
Ground Floor Office/Store:	41.58 sq m (447 sq ft)
First Floor Offices/Stores:	49.57 sq m (536 sq ft)
Second Floor Stores:	40.55 sq m (436 sq ft)
Third Floor Stores:	40.37 sq m (434 sq ft)
Total (NIA):	213.11 sq m (2,294 sq ft)

PROPOSED TERMS

The freehold property is available to purchase with offers in excess of £100,000 invited.

BUSINESS RATES

The property has a 2026 rating list entry at Rateable Value £12,000 and therefore qualifies for small business rates relief. Interested parties should contact Stockton Borough Council for the exact rates payable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices are exclusive of VAT if applicable.

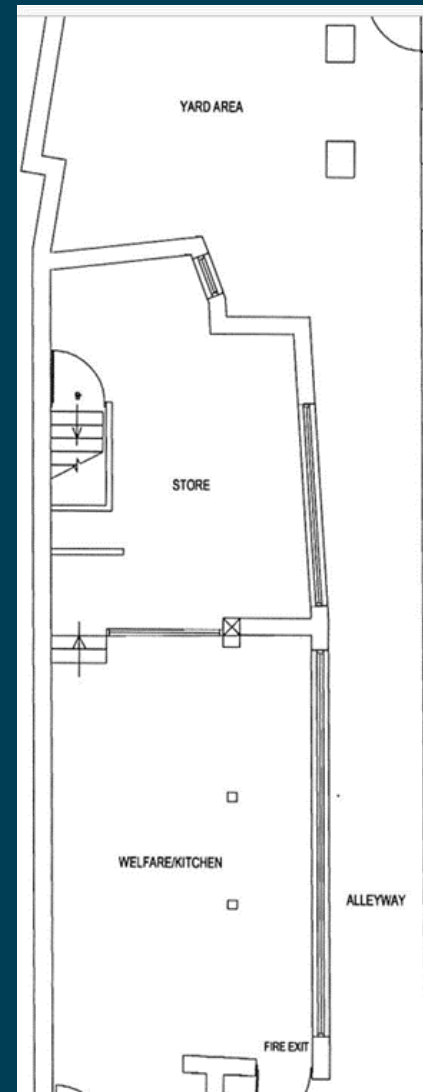
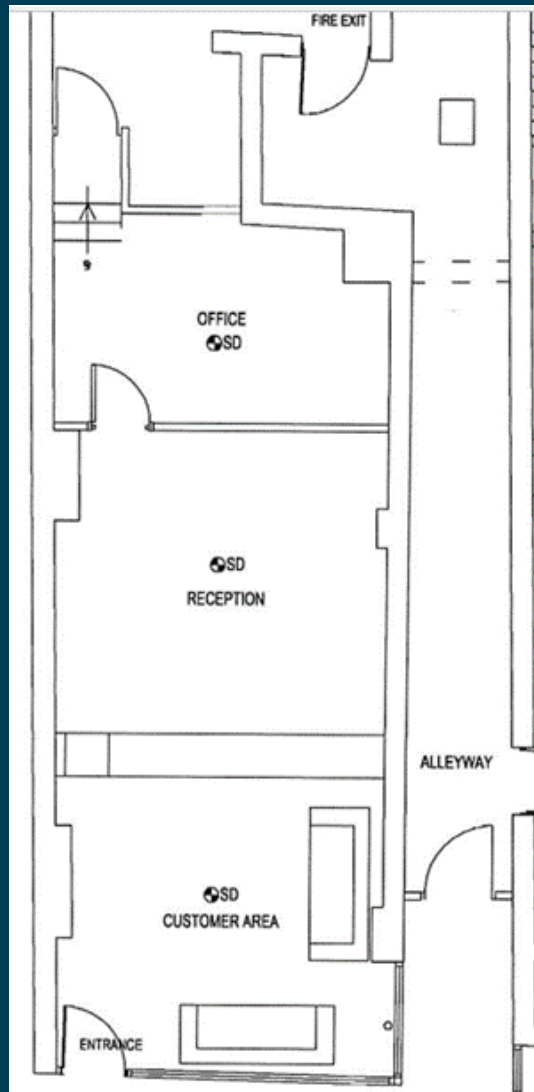
VIEWING

Strictly by appointment through this office
Jack Robinson
Email admin@thomas-stevenson.co.uk
01642 713303

Subject to contract

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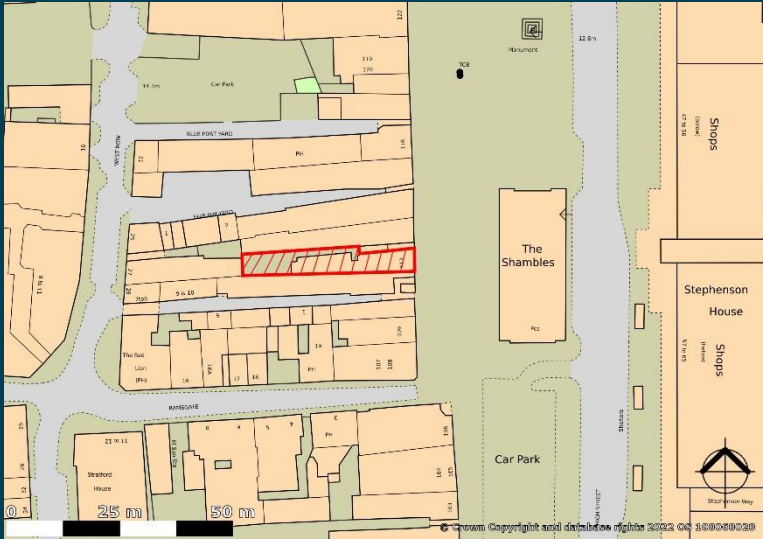
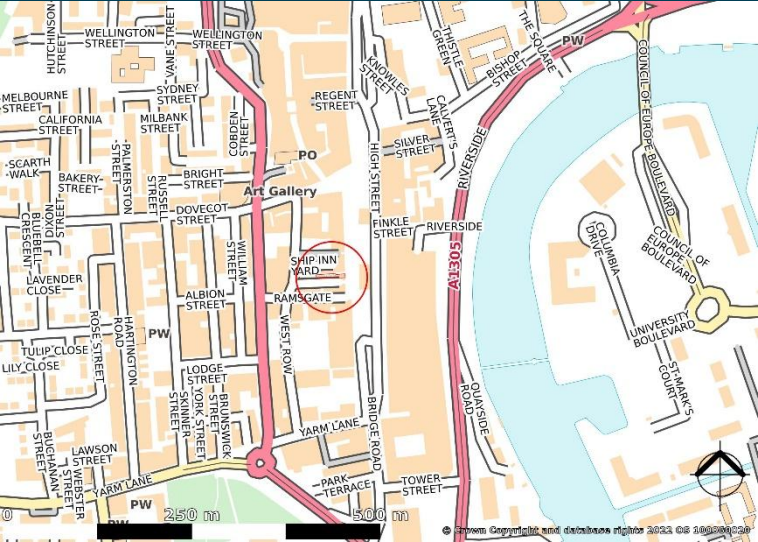
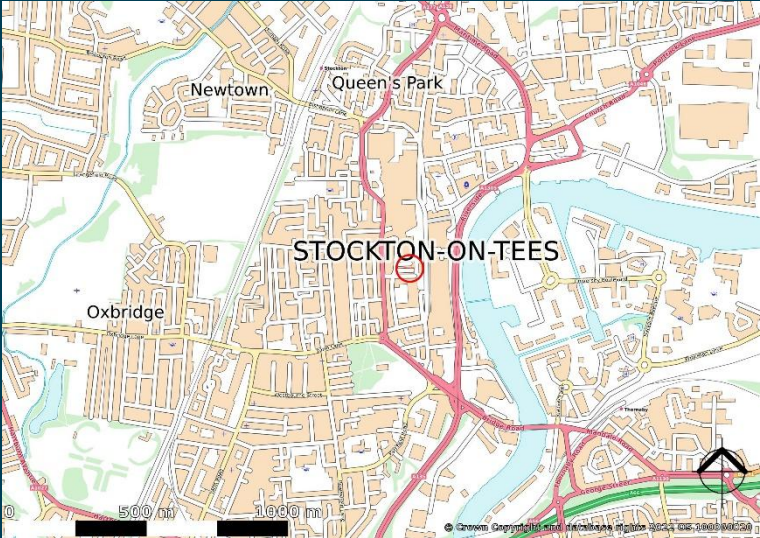
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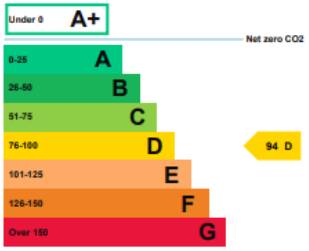
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Energy performance certificate (EPC)		
112, High Street STOCKTON-ON-TEES TS18 1BB	Energy rating D	Valid until: 7 July 2035
		Certificate number: 7153-2672-9841-6725-7402
Property type	Retail/Financial and Professional Services	
Total floor area	295 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
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.
 <p>Under 0 A+ Net zero CO2</p> <p>0-25 A</p> <p>26-50 B</p> <p>51-75 C</p> <p>76-100 D 94 D</p> <p>101-125 E</p> <p>126-150 F</p> <p>Over 150 G</p>		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	11 A	
If typical of the existing stock	46 B	

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