



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 £170,000

- 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 £170,000
Business Rates	N/A
Service Charge	N/A
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

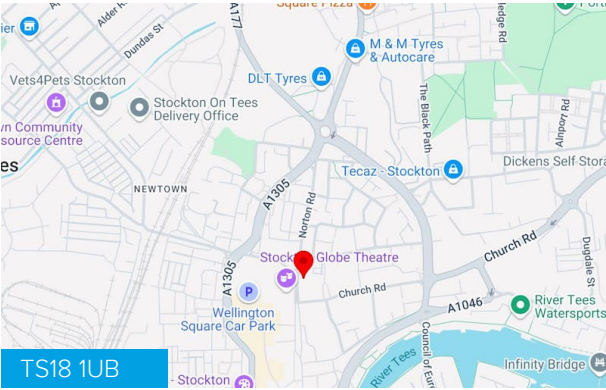
The property is located on one of the busiest high streets in Stockton-on-Tees. High Street is situated on the Eastern side of Stockton-on-Tees, with access available from A1305. The property is located near the Famous Stockton Globe Theatre. The High Street offers a variety of local amenities, including 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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