

# 15 HIGH STREET, NORTON, STOCKTON ON TEES, TS20 1AH

TO LET: MID TERRACE RETAIL UNIT



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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### LOCATION

The property is situated in a well-established mixed-use location in the centre of Norton, a town lying approximately 1 mile to the north of Stockton on Tees and 3 miles north-west of Middlesbrough.

Norton High Street is a diverse retail centre with a strong mix of national, regional and local retailers, boutiques, pubs, cafes and restaurants.

The property is situated on the east side of High Street. This area benefits from wide pavements, off street parking and new one-way system.

### DESCRIPTION

The mid terraced property, occupied for a number of years as a Cobblers is arranged to provide a ground floor retail unit and associated staff facilities.

The unit is configured to provide an open plan sales, stores and WC on the ground floor. The first floor provides two further store rooms.

The landlord is currently carrying out works within the property. These works include improvements to the shop front, windows, electrics and building structure.

The property is suitable for a variety of uses subject to the necessary planning and consents.

The landlord would consider splitting the property and interested parties should make any requests to do so via the Thomas Stevenson office.

### ACCOMMODATION

The approximate net internal floor areas are as follows:

#### Ground Floor

Sales	30.20 sq m	( 325 sq ft)
Office	3.90 sq m	( 42 sq ft)
Stores	24.60 sq m	( 265 sq ft)
WC		

#### First Floor

Offices	34.20 sq m	( 368 sq ft)
Total:	92.90 sq m	(1,000 sq ft)

### PROPOSED TERMS

The property is available to let on a new effectively full repairing and insuring lease for a term of years to be agreed at an initial rental of £13,000 pa.

Available for occupation mid-March 2026.

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## **RATEABLE VALUE**

The property has a rateable value of £7,800. Interested parties should make their own enquiries with Stockton Borough Council in this regard.

## **VAT**

All rents/prices quoted are exclusive of VAT if applicable.

## **LEGAL COSTS**

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

## **VIEWING**

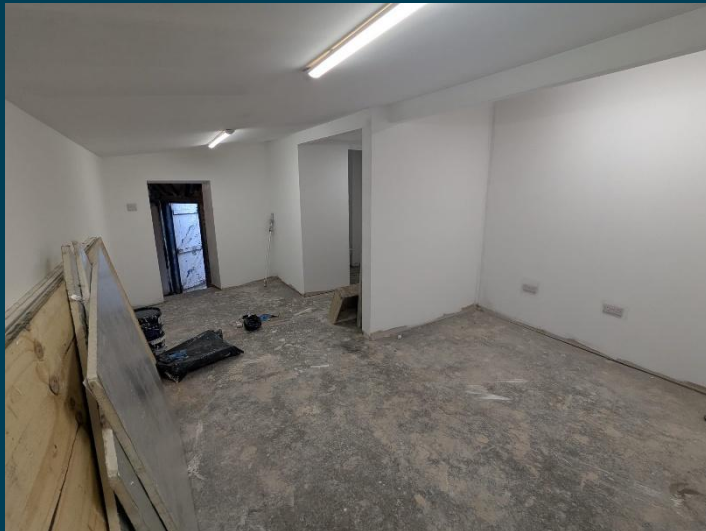
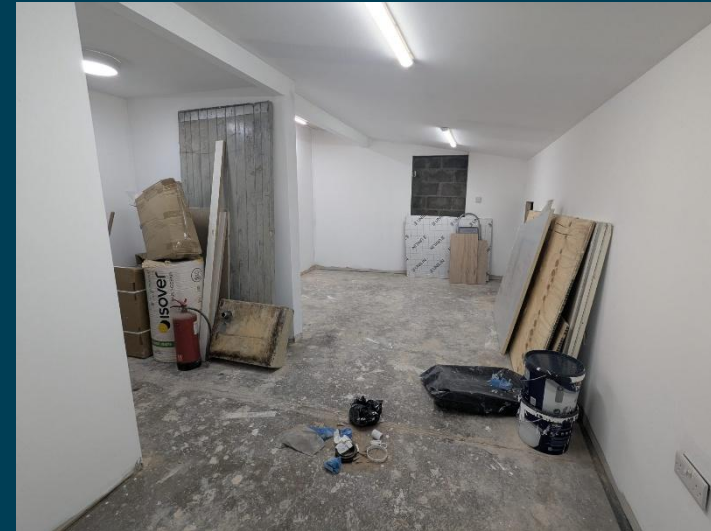
Strictly by appointment through this office.

Contact Jack Robinson on 01642 713303

Subject to contract.

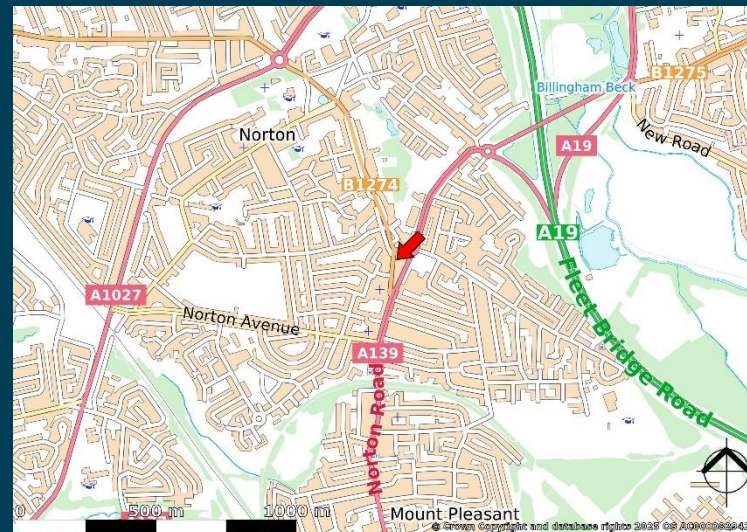
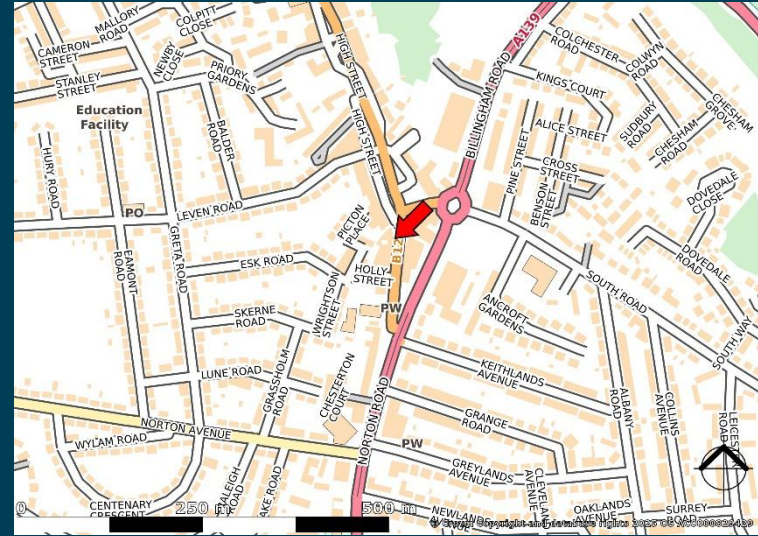
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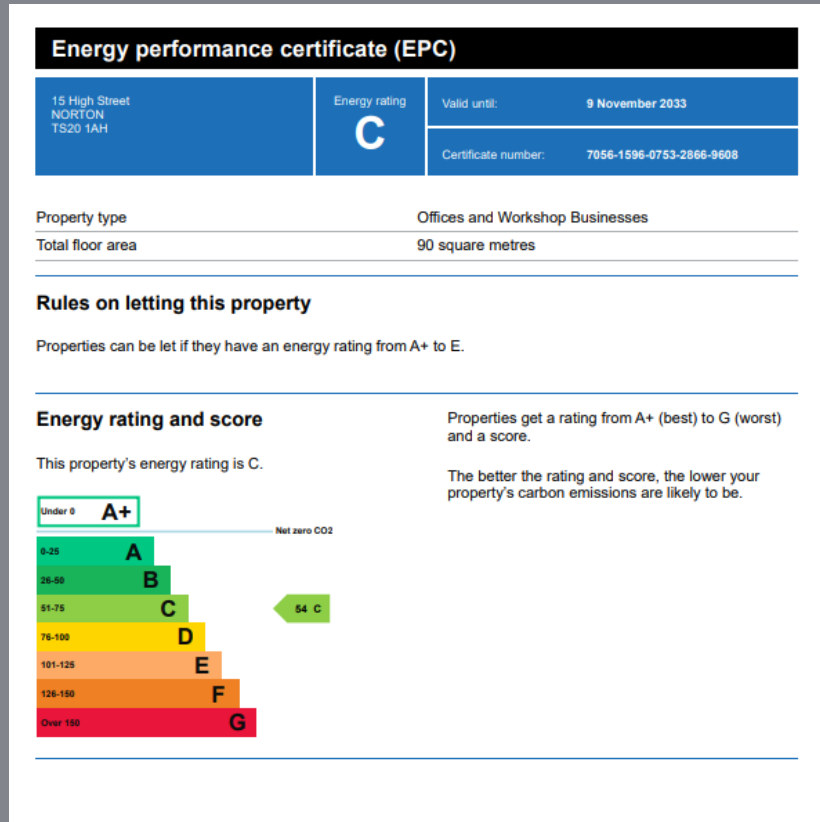
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**Rent Reviews & Lease Renewals**

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