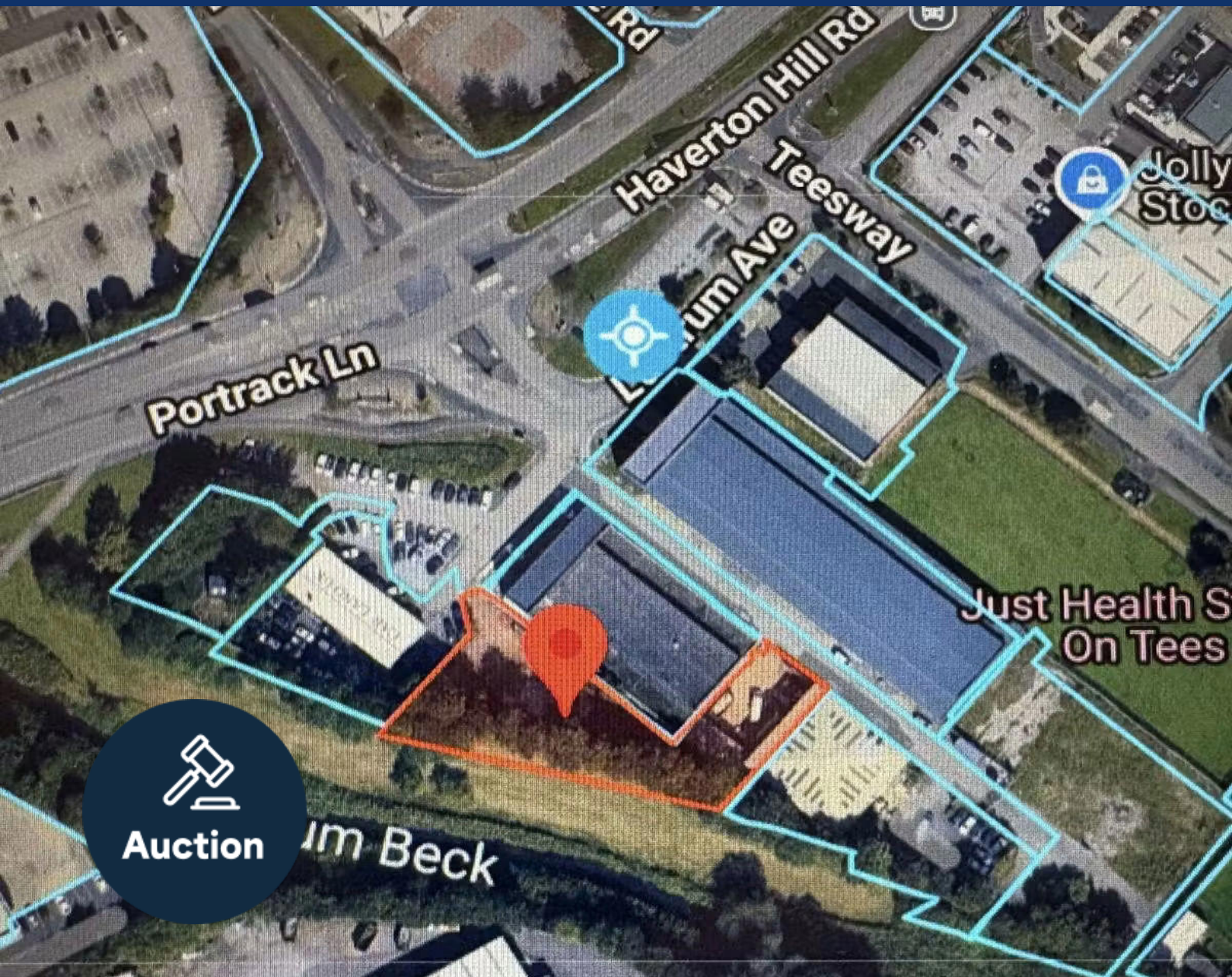




Industrial in TS18

Lustrum Avenue, Stockton-on-Tees,
Durham, TS18 2RB

£360,000 Starting Bid

Tenure

Freehold

Garage parking

Property features

- ✓ Industrial Unit, Offices, Mezzanine Storage, Compound and Parking
- ✓ Located Within The Busy Portrack Industrial Estate
- ✓ 125 Year Long Lease Commenced 5/7/1988
- ✓ Brand new 5 year lease available
- ✓ Income: £45,000 per annum

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

The property comprises a self-contained warehouse / industrial unit of traditional construction, providing practical and functional accommodation suitable for a range of light industrial, storage, trade counter, or business uses (subject to the necessary consents).

The warehouse benefits from a regular-shaped open plan working area, allowing efficient use of space for storage, workshop, or operational purposes. Access is provided directly from Lustrum Avenue, with internal circulation that enables straightforward movement of goods and equipment.

The property is offered as a long leasehold interest across two title numbers, providing control over both the built accommodation and the adjoining land. A key feature of the property is the possible inclusion of additional land, which is accessed directly from within the warehouse. This land could form part of the sale and is held under a separate title number, offering flexibility for external storage, yard space, or ancillary operational use, subject to planning and statutory requirements.

Unit 20 is situated on Lustrum Avenue, a well-established commercial and industrial location within Stockton-on-Tees. The area benefits from good access to local amenities and the wider Teesside road network, making it suitable for trade counter, storage, and light industrial occupiers.

Fully let to Gafoor Cash & Carry Ltd on a new 5 year lease expiring in 2031. The passing rent of £45,000 equates to £4.41 per sq ft. The asking price of £500,000 reflects a net yield of 8.7% after assuming standard purchasers costs of 3.4%

Please note we have not inspected this property.

Price: Starting Bid £360,000

Property Type: Industrial

Business Type: Garage

Parking: Garage

Location

Unit 20 is situated on Lustrum Avenue, a well-established commercial and industrial location within Stockton-on-Tees. The area benefits from good access to local amenities and the wider Teesside road network, making it suitable for trade counter, storage, and light industrial occupiers.

Accommodation

The property comprises a self-contained warehouse / industrial unit of traditional construction, providing practical and functional accommodation suitable for a range of light industrial, storage, trade counter, or business uses (subject to the necessary consents).
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EPC

Rating D - full report available on request.

Tenure

Long leasehold, title numbers CE216665 & CE121210

Rateable Value

Current rateable value (1 April 2026 to present) £16,500

Sourced from VOA

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Lustrum Avenue, Stockton-on-Tees, Durham, TS18 2RB

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

