



**Retail in TS18**

Norton Road, Stockton-on-Tees, Durham,  
TS18 2BS

**£90,000** Starting Bid

Tenure

**Freehold**

Off Street parking

**Property features**

- ✓ Freehold Title
- ✓ Investment Opportunity
- ✓ Mixed Use Property
- ✓ Close to Local Amenities

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Mixed-Use Investment Opportunity – Norton Road, Stockton-on-Tees.

An excellent mixed-use investment opportunity prominently positioned on Norton Road, Stockton-on-Tees. The property comprises a vacant ground floor commercial unit with a spacious 3/4 bedroom maisonette above, offering strong potential for investors or owner-occupiers.

The ground floor commercial unit, previously used as a tattoo studio, is now vacant and benefits from a prominent frontage onto this well-established and busy location, providing flexibility for re-letting or owner occupation, subject to the necessary consents. Arranged over the upper floors is a large 3/4 bedroom maisonette which has undergone improvement works, including re-plastering. The residential accommodation now requires final finishing works, presenting an excellent opportunity to add value and complete to a purchaser's own specification.

The property is well located within close proximity to Stockton town centre, local amenities, transport links, and services, making it an attractive proposition for both commercial and residential occupiers.

The property is to be sold via online auction, offering a secure and transparent method of sale. Early viewing is advised to appreciate the scope and potential on offer.

Price: Starting Bid £90,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 1432 Square Feet

External Size: 1432 Square Feet

Parking: Off Street

## Location

The Subject property is located along Norton Road and is ideally located within reach to local, amenities, schools, shops and transport links.



## Accommodation

The accommodation briefly comprises: retail unit, storage space, bathroom and kitchen area downstairs. Upstairs with separate entrance is a 3/4 bedroom maisonette.



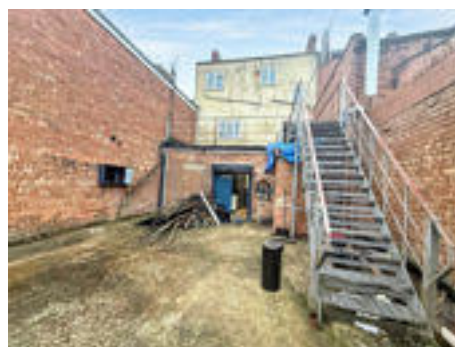
## EPC

The commercial unit and each apartment have valid EPC's and are available upon request.



## Council Tax

Band A.



## Rateable Value

Current rateable value £7,100(1 April 2023 to present).  
Future rateable value £7,700 (1 April 2026).

Sourced from VOA

## Tenure

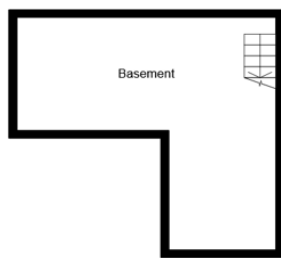
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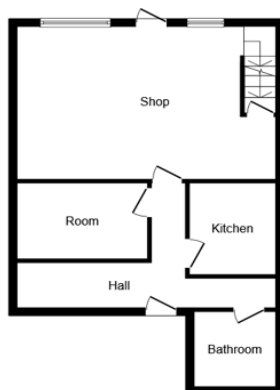
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## Further

For more information and to arrange an internal Inspection Please contact Pattinson Estate Agents Tel: 01642210132.



Basement



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Norton Road, Stockton-on-Tees, Durham, TS18 2BS

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

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