



## 4 and 5 Ramsgate, Stockton on Tees, TS18 1BS

Dual tenanted freehold investment For Sale with an annual income of £13,800 per annum.

- Two fully-let retail units
- Freehold investment
- Attractive commercial location with strong footfall
- Secure commercial leases in place
- £13800 annual income
- Central Stockton location within a regeneration area

## Summary

<b>Available Size</b>	715 to 1,376 sq ft
<b>Price</b>	£150,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	C

## Description

A strong-performing dual retail investment in the heart of Stockton-on-Tees, fully let on 5-year commercial leases, generating £12,600 per annum. Lease details available on enquiry.

The property sits within a thriving commercial district benefiting from strong pedestrian flow, competitive local retail pricing, and Stockton's ongoing programme of economic regeneration. This opportunity provides a stable, high-yielding return ideally suited to income-driven investors. There is also a potential to purchase the leasehold flats above the units by separate negotiation if required.

## Location

Positioned in a prime trading spot on Ramsgate, Stockton-on-Tees, this property benefits from a bustling commercial setting just a short stroll from Stockton High Street, one of the town's key retail and leisure destinations. The location offers outstanding connectivity, with local bus services available within walking distance and Stockton Railway Station approximately 0.5 miles away, providing convenient links across the Tees Valley and beyond. [zoopla.co.uk]

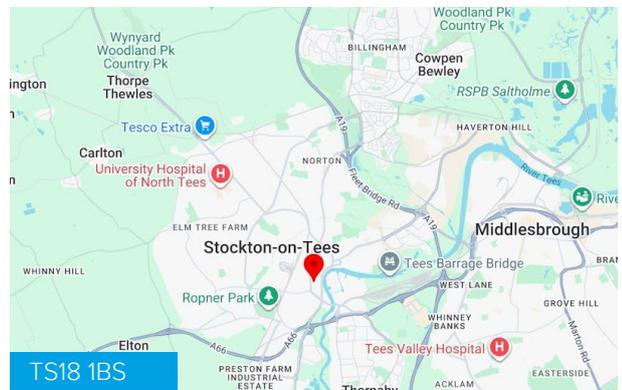
Excellent road access further enhances the property's appeal, with direct routes to the A66 and A19, ensuring swift travel to major regional centres including Newcastle and Middlesbrough. [zoopla.co.uk]

The surrounding area presents a lively and diverse mix of retail, leisure, office, and residential uses, creating consistent footfall and strong visibility for occupiers. This vibrant commercial environment makes Ramsgate a well-established destination for business, with a proven track record of supporting successful operators.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4 Ramsgate	715	66.43	Available
Unit - 5 Ramsgate	661	61.41	Available
<b>Total</b>	<b>1,376</b>	<b>127.84</b>	



## Viewing & Further Information



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