



## 45 High Street, Stockton-on-Tees, TS18 1SB

For Sale a mid-terraced grade II listed building overlooking the fountain on Stockton High Street.

- Freehold Offers in Excess of £80,000
- Close to National Retailers and Car Parking
- Grade II Listed
- EPC Rated E
- Town Centre Location
- Potential For Alternative Use (subject to planning consents)
- Balcony Mezzanine Overlooking The Ground Floor

## Summary

<b>Available Size</b>	2,213 sq ft
<b>Price</b>	Offers in excess of £80,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC Rating</b>	E

## Description

This charming Grade II listed Victorian property occupies a prominent position on Stockton High Street. Arranged over four levels, the premises comprise a basement, ground floor retail area, first floor balcony space, and second floor WC facilities with additional storage. Previously utilised for retail use, the building offers versatile potential for a variety of alternative uses (subject to the necessary planning consents).

## Location

The market town of Stockton-on-Tees lies within County Durham about 10 miles east of Darlington and 21 miles south east of Durham. It can be accessed via the A66 and A19 with the former providing access to the A1 to the west. Stockton railway station provides rail links and Teesside Airport lies about 8 miles to the south west. The property benefits from its location on the recently regenerated Stockton High Street, which has undergone a £60 million transformation, enhancing the public realm in what is recognised as the widest high street in the UK.

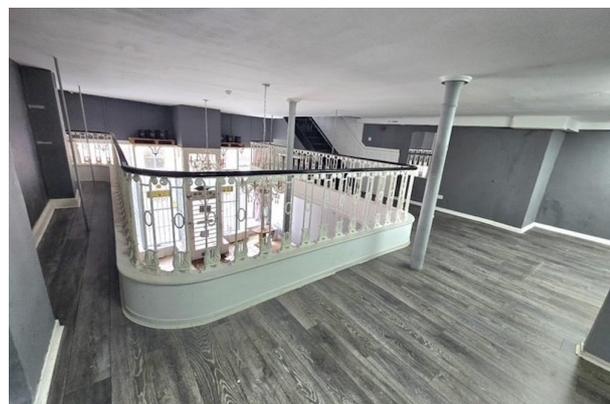
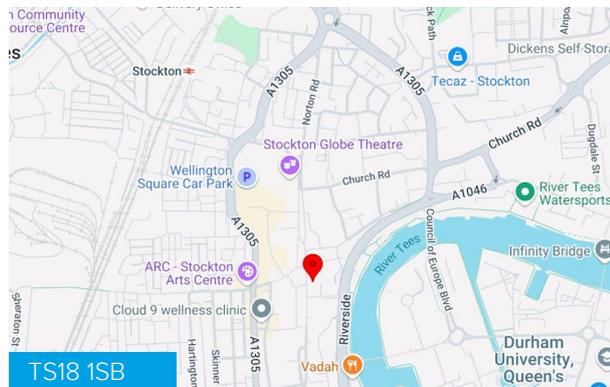
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Retail	765	71.07	Available
1st - 1st Floor Retail/ Ancillary	282	26.20	Available
2nd - Ancillary	350	32.52	Available
Basement - Ancillary	500	46.45	Available
3rd - Loft Space	316	29.36	Available
<b>Total</b>	<b>2,213</b>	<b>205.60</b>	

## Viewings

Viewings are by appointment with the sole agents Align Surveyors.



## Viewing & Further Information



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