



## 118 High Street, Stockton-on-Tees, TS18 1AY

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Mixed use development opportunity For Sale with planning permission for a ground floor retail unit and 3 flats.

- For Sale Freehold £120,000
- Mid-Terraced Property Set Over 4 Floors
- Planning Approved For Retail Unit And 3 Flats
- 1664 Sq Ft of Space
- High Street Location
- Development Opportunity
- EPC Rated C
- Nitrate Neutrality Credits Secured and Transferable.

Summary

Available Size	1,664 sq ft
Price	£120,000
Rateable Value	£7,100
Service Charge	N/A
EPC Rating	C

Description

This mid-terraced, four-storey building of traditional construction measures approximately 154.59 sq m (1,664 sq ft). It features retail and ancillary space on the ground floor, with additional ancillary accommodation across the first, second, and third floors. With planning permission already granted for conversion to a mixed retail and residential property, it offers plenty of potential for alternative uses.

The turnkey package includes full consent to convert the upper floors into three one-bedroom flats while retaining a commercial unit at street level. Most of the prep work is complete, making it a ready-to-go investment.

Approved plans detail 3 x 1-bed flats above and 1 x commercial unit below. We are informed by our client that Nitrate neutrality credits worth £10,500 have been secured and can be transferred to the new owner. Draft building regulation drawings are also included, with an example layout for the first-floor flat.

In short, it’s a “development in a box” — planning in place, environmental credits sorted, and building drawings ready, so you can jump straight into the build phase.

With its eye-catching frontage, sturdy build, and flexible pre-approved layout, this High Street property is a fantastic opportunity for investors, developers, or business owners seeking a prime, adaptable space.

Location

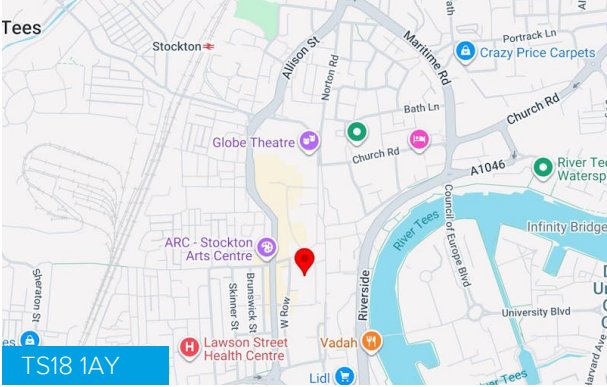
Stockton-on-Tees is a market town in County Durham, about 10 miles east of Darlington and 21 miles southeast of Durham. It’s easily reached via the A66(M) and A19, with the A66(M) linking to the A1(M) to the west. Stockton railway station offers regional rail connections, and Teesside International Airport is just 8 miles southwest. The town has recently enjoyed a £60m makeover of its High Street, the widest in the UK.

High Street is the main shopping hub in the town centre. The property sits on the west side of the street near Dovecot Street, close to Wellington Square Shopping Centre, home to well-known names like Holland & Barrett, B&M, Poundland, Greggs, and Vision Express.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit	1,664	154.59	Available
Total	1,664	154.59	



Viewing & Further Information



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