



378-380 Norton Road, Stockton-on-Tees, TS20 2QL

Retail Unit available To Let £27,000 per annum. New FRI lease with terms to be agreed.

- Prominent Norton Road location with excellent visibility and strong passing traffic.
- Excellent transport connectivity, providing convenient access to surrounding areas and key road networks.
- Versatile commercial opportunity suitable for a range of occupiers and business uses, subject to the necessary consents.
- Attractive opportunity for businesses seeking a well-positioned commercial premises with future potential.

Summary

Available Size	4,152 sq ft
Rent	£27,000 per annum
Rates Payable	£5,508 per annum
Rateable Value	£12,750
Service Charge	N/A
Estate Charge	N/A
EPC Rating	D

Description

378–380 Norton Road comprises a substantial and highly prominent double-fronted commercial premises extending to approximately 388 sq m (4,176 sq ft) arranged over ground floor retail/showroom accommodation together with ancillary offices, stores, workshop areas and mezzanine storage.

The property has most recently been occupied by Bainbridge Mobility Ltd and benefits from a wide glazed frontage to Norton Road, providing excellent visibility to passing traffic and pedestrians. Internally, the accommodation offers a predominantly open-plan sales and showroom area to the front, private offices, workshop/storage accommodation to the rear and useful mezzanine storage above. The premises are suitable for a wide variety of uses, subject to the necessary consents, including retail showroom, trade counter, medical and mobility services, fitness studio, educational use, professional services, or alternative commercial occupiers.

Location

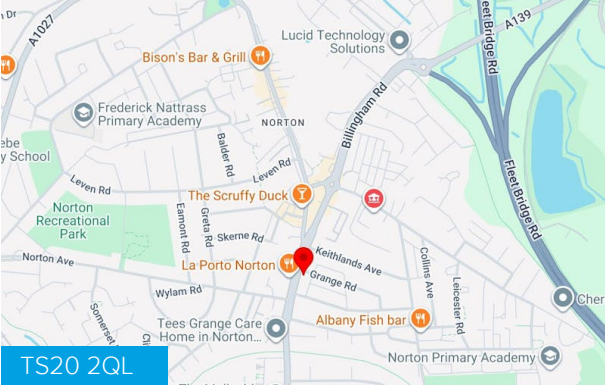
The property occupies a prominent position on Norton Road, one of the principal arterial routes linking Norton Village, Stockton Town Centre and Middlesbrough. Norton Road is a well-established mixed commercial and residential location with a high volume of daily traffic and a strong local catchment population.

Nearby occupiers comprise a mixture of independent retailers, food operators, service businesses, professional firms and residential properties, creating a vibrant trading environment. The property benefits from excellent accessibility to the A19, A66 and wider Tees Valley road network, with Stockton Town Centre located approximately 1.5 miles to the south and Norton High Street within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Space	3,334	309.74	Available
Ground - Production Area	146	13.56	Available
Ground - Internal Storage	136	12.63	Available
Ground - Toilets	75	6.97	Available
Ground - Cold Storage	63	5.85	Available
1st - Office	72	6.69	Available
1st - Mess Room	149	13.84	Available
1st - Internal Storage	177	16.44	Available
Total	4,152	385.72	



Viewing & Further Information



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