



5 Nelson Terrace, Stockton-on-Tees, TS18 1NJ

End Terraced Retail/ Office Unit Available For Sale or For Let.
£95,000 Freehold. £10,000 Per Annum Leasehold.

- End Terraced Retail/ Office Unit Set Over 3 Floors
- To Let £10,000 Per Annum
- Close to The Arc, Wellington Car Park, Globe and Town Centre
- Electric Shutters
- For Sale Freehold £95,000
- Prominent Road Side Location
- Easy Access A19 and A66
- Separate Entrance To The Upper Floors

Summary

Available Size	147 sq m
Rent	£10,000 per annum
Price	Offers in the region of £95,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

End Terraced Office/ Retail unit available For Sale or Let.

Set over 3 floors plus a basement the accommodation briefly comprises of a ground floor retail unit, kitchen with double door rear access (suitable for loading from the rear yard and WC facilities. The second floor provides 3 offices and further WC facilities. There is a fixed staircase to the second floor landing area and two rooms with velux windows. Also benefitting from a rear yard and a basement area and electric shutters.

Suitable for a variety of uses the premises has a separate entrance to the upper floors and lends itself to further development (subject to planning permission)

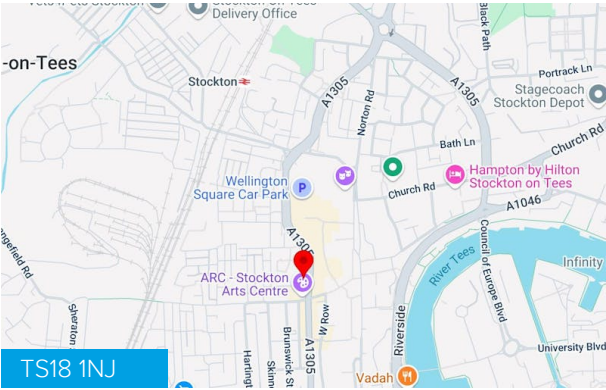
Location

The property is located in Stockton on Tees on Nelson Terrace, leading on from Prince Regent Street and close to the Wellington Square Shopping Centre. The location is served by convenient road links with the A66 and A19 easily accessible.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	114.85	10.67	Available
Ground	641.53	59.60	Available
1st	540.99	50.26	Available
2nd	285.46	26.52	Available
Total	1,582.83	147.05	



Viewing & Further Information



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