



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

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

- For Sale or Let
- Leasehold £12,000 per annum
- Close to National Retailers and Car Parking
- Grade II Listed
- Freehold £90,000
- Town Centre Location
- Potential For Alternative Use (subject to planning consents)
- Balcony Mezzanine Overlooking The Ground Floor

Summary

Available Size	2,213 sq ft
Price	Offers in the region of £90,000
Business Rates	N/A
VAT	Applicable
EPC Rating	E

Description

For Sale or Let a mid-terraced grade II listed Victorian building overlooking the fountain on Stockton High Street. Available as a Freehold sale iro £90,000. Available To Let £12,000 per annum on a fully repairing and insuring basis with terms to be agreed (plus VAT).

The premises comprise of basement, ground floor retail, first floor balcony and second floor with additional loft space. Previously utilised as retail space the premises could be suitable for a variety of uses (subject to planning permission). EPC Rated E. The town has recently benefitted from a £60 million regeneration of the High Street, which is the widest in the UK.

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.

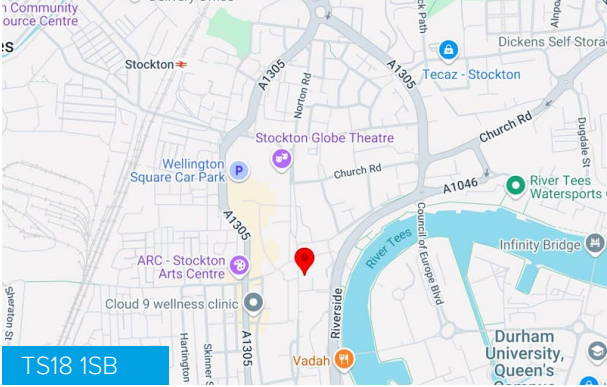
Accommodation

The accommodation comprises the following areas:

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

Viewings

Viewings are by appointment with the sole agents Align Surveyors.



Viewing & Further Information



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View Properties Here
www.alignsurveyors.co.uk

