



## 76 Hartington Road, Stockton-on-Tees, TS18 1HE

To Let at £6000 per annum a bed and breakfast/ guest house close to Stockton Town Centre. Available on fully repairing and insuring terms.

- Close to the train station and local shops and services.
- Suitable for providers looking for temporary accommodation for service users.
- 4 double rooms and 2 single rooms.
- £6000 per annum to rent on a fully repairing and insuring lease with terms to be agreed.
- Potential suitability for charity and support organisations
- Long term leasing opportunity with terms to be agreed.

## Summary

<b>Available Size</b>	1,937 sq ft
<b>Rent</b>	£500 per month
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

An excellent opportunity to lease a bed and breakfast/ guest house property located at 76 Hartington Road, Stockton-on-Tees. The premises comprise a five-bedroom guest house arranged to provide four double letting rooms and two single letting rooms, together with shared facilities and communal accommodation suitable for continued hospitality use. The property offers an ideal opportunity for an owner-operator, supported accommodation provider, or charity organisation seeking affordable and flexible premises within the town.

The property may be particularly suitable for charity projects, support providers, or community organisations requiring temporary accommodation for service users, subject to any necessary consents and operational requirements. The layout and room configuration provide practical accommodation suited to short-term or transitional occupancy arrangements.

The property is available by way of a new long-term Fully Repairing and Insuring Lease at a rental of £500 per calendar month. The accommodation is considered suitable for a variety of hospitality, supported living, and temporary accommodation uses, subject to any necessary approvals.

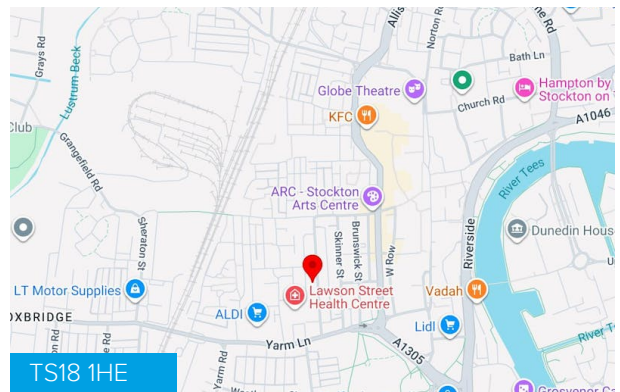
## Location

Hartington Road is situated within a popular and established residential area of Stockton-on-Tees, conveniently positioned close to Stockton Town Centre and providing good access to local amenities, transport links, and surrounding employment areas. The property benefits from excellent connectivity to the A66 and A19 road networks, offering straightforward access throughout Teesside, including Middlesbrough, Billingham, and Thornaby.

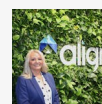
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 76 Hartington Road	1,937	179.95	Available
<b>Total</b>	<b>1,937</b>	<b>179.95</b>	



## Viewing & Further Information



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