

Retail in TS18

Hartington Road, Stockton-on-Tees,
Durham, TS18 1HE

£80,000 Starting Bid

Tenure

Freehold

On Street parking

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

FOR SALE BY AUCTION – MIXED-USE INVESTMENT OPPORTUNITY

90A Hartington Road, Stockton-on-Tees, TS18 1HE

An excellent opportunity to acquire a fully income-producing mixed-use investment property situated in a well-established residential and commercial location within Stockton-on-Tees.

The property comprises a ground floor retail unit currently occupied and trading as a convenience store, together with a self-contained two-bedroom flat located above. The entire property is occupied by the same tenant under a single lease arrangement, providing a straightforward investment opportunity with established income already in place.

In addition to the existing accommodation, the property benefits from a first-floor storage area, which previously had planning consent to create two additional flats (now lapsed), offering potential for future redevelopment or asset management opportunities, subject to obtaining the necessary consents.

The convenience store serves the surrounding residential community and benefits from a prominent position on Hartington Road, whilst the spacious two-bedroom flat provides valuable ancillary accommodation, enhancing the overall attractiveness and functionality of the investment.

Investment Highlights

* Mixed-use freehold investment

* Ground floor convenience store

* Self-contained two-bedroom flat above

* Occupied under a single lease arrangement

* First-floor storage area

* Previous planning consent (now lapsed) for conversion into two additional flats

* Established tenant in occupation

* Producing income from day one

* Popular residential location

* Excellent transport links

* Suitable for investors seeking a hands-off income-producing asset

The property is offered for sale via auction and is expected to appeal to investors seeking a mixed-use asset with established occupancy and future asset management potential.

Price: Starting Bid £80,000

Property Type: Retail

Business Type: General Dealers

Internal Size: 1000 Square Feet

External Size: 1000 Square Feet

Parking: On Street

Location

Hartington Road is located within a popular and densely populated area of Stockton-on-Tees, approximately one mile from Stockton town centre. The property benefits from excellent connectivity to local amenities, schools, public transport links and major road networks including the A66 and A19, providing convenient access throughout Teesside and the wider North East region.

The surrounding area comprises a mixture of residential housing, local retailers, convenience stores and community facilities, ensuring a consistent level of footfall and demand from local occupiers. Stockton-on-Tees continues to benefit from ongoing regeneration and investment, helping to support both residential and commercial property demand across the borough.

Tenure

The property is Freehold and the title number is CE58172.

Rateable Value

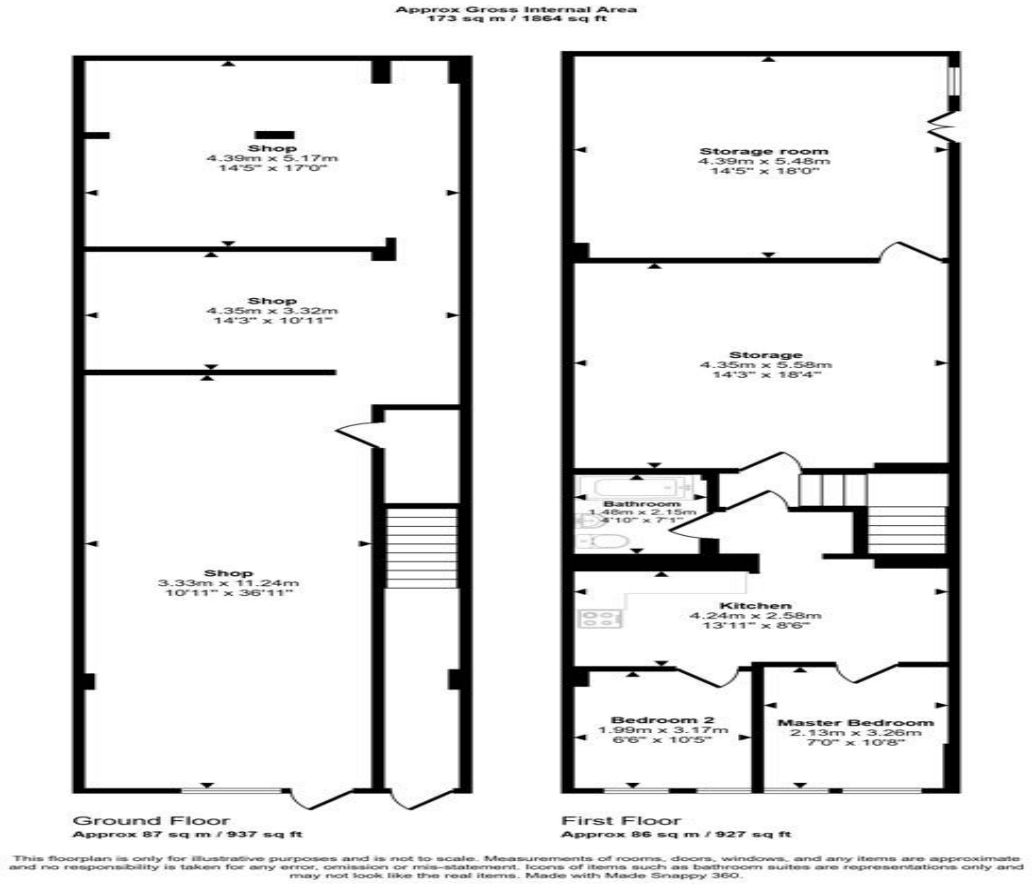
The current rateable value below:
£4,950 (1st April 2026 to Present)
Sourced from VOA.

EPC

Available upon request (rating B)..

Additional information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Hartington Road, Stockton-on-Tees, Durham, TS18 1HE

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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