

Commercial Development in TS18

High Street, Stockton, Stockton-on-Tees, Durham, TS18 1PL

£45,000 Starting Bid

On Street parking

Property features

- Leasehold upper-floor commercial premises
- Central High Street location
- Development Opportunity STPP
- Full renovation and refurbishment required
- Grade II Listed building

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

An excellent development opportunity to acquire substantial upper-floor commercial premises situated in a prominent High Street location in the heart of Stockton-on-Tees.

The property is Grade II Listed and comprises accommodation positioned above two ground-floor retail units, which are not included in the sale. The interest being offered is leasehold and prospective purchasers should refer to the legal pack for full details of the lease, title and extent of the property being sold.

The accommodation is currently in need of a comprehensive programme of renovation and refurbishment throughout, presenting an opportunity for an investor or developer to restore and repurpose this characterful listed building.

We are advised there was previously a planning permission application for conversion into self-contained residential accommodation, with schemes providing for either five or seven self-contained flats. This offers considerable potential for residential redevelopment, subject to the terms and current status of the relevant planning and listed building consents. We are advised this application was withdrawn due to a change in the owners circumstances. Buyers should make their own enquiries with the local planning authority and satisfy themselves regarding all permissions prior to bidding.

Given the property's listed status, purchasers should be aware that renovation and alteration works may require Listed Building Consent and will need to be undertaken with appropriate regard to the building's historic character.

Located on High Street, Stockton-on-Tees, the property occupies a central position with convenient access to local shops, amenities and transport connections.

Important Information: Prospective purchasers are advised to inspect the legal pack and satisfy themselves as to the exact extent of the leasehold title, lease terms, planning permission, Listed Building Consent requirements and the current validity and conditions of all relevant consents before bidding.

Price: Starting Bid £45,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Internal Size: 3772 Square Feet

Parking: On Street

Listed property: No

Conservation area: No

Water meter: No

Location

Located on High Street, Stockton-on-Tees, the property occupies a central position with convenient access to local shops, amenities and transport connections.

Tenure

Leasehold. Title number CE253062.

EPC

We await a copy of the energy performance certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@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.

Approx Gross Internal Area
350 sq m / 3771 sq ft



First Floor
Approx 182 sq m / 1955 sq ft

Second Floor
Approx 169 sq m / 1817 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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