

14 – 16 WEST ROW, STOCKTON ON TEES, TS18 1BT

FOR SALE – COMMERCIAL TOWN CENTRE BUILDING



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the historic market town of Stockton on Tees, 3 miles to the west of Middlesbrough, 10 miles east of Darlington and 10 miles south west of Hartlepool.

Road communications to the town are strong being within close proximity of the A66 which provides connection to the A1(M) and A19 dual carriageway and wider Teesside area.

West Row is an established secondary retail / commercial location that is positioned between High Street and Prince Regent Street in central Stockton.

Nearby occupiers include Boyes, Domino's, Stockton Arts Centre and a number of pubs and restaurants including Carpaccio's, KU Bar, Thirsty Souls, Dr Inks, The Red Lion and Blue Post.

DESCRIPTION

The property comprises two terraced three storey buildings of traditional brick construction benefitting from a central courtyard, between the two buildings, which provides partially covered off street parking accessible via a roller shutter door.

14 West Row, is arranged to provide workshop, office and storage space over three floors with further storage space within the basement and attic areas. 16 West Row is arranged to provide a range of stores and workshops over three floors.

The property is a distinctive product which is suitable for a range of development subject to the necessary consents being granted. The unique nature of the building compliments the recent influx of micro-breweries into the surrounding area and would suit an owner occupier of this type of use.

ACCOMMODATION

The building has the following approximate areas (GIA)

Basement	166.50 sq m	(1,792 sq ft)
Ground Floor	280.64 sq m	(3,020 sq ft)
First Floor	280.64 sq m	(3,020 sq ft)
Second Floor	280.64 sq m	(3,020 sq ft)
Total	1,008.42 sq m	(10,854 sq ft)
Courtyard	40.28 sq m	(434 sq ft)

PROPOSED TERMS

The freehold property is available for sale.

Offers are invited at £300,000

RATEABLE VALUE

The property has a rateable value of £3,750. Interested parties should contact Stockton Borough Council to determine the exact rates payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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VAT

All rent / prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office.

Contact - Jack Robinson
Email: jack@thomas-stevenson.co.uk
Tel: 01642 713303

Subject to Contract

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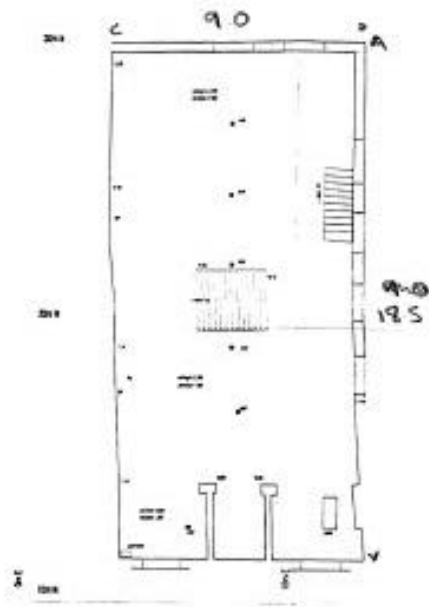
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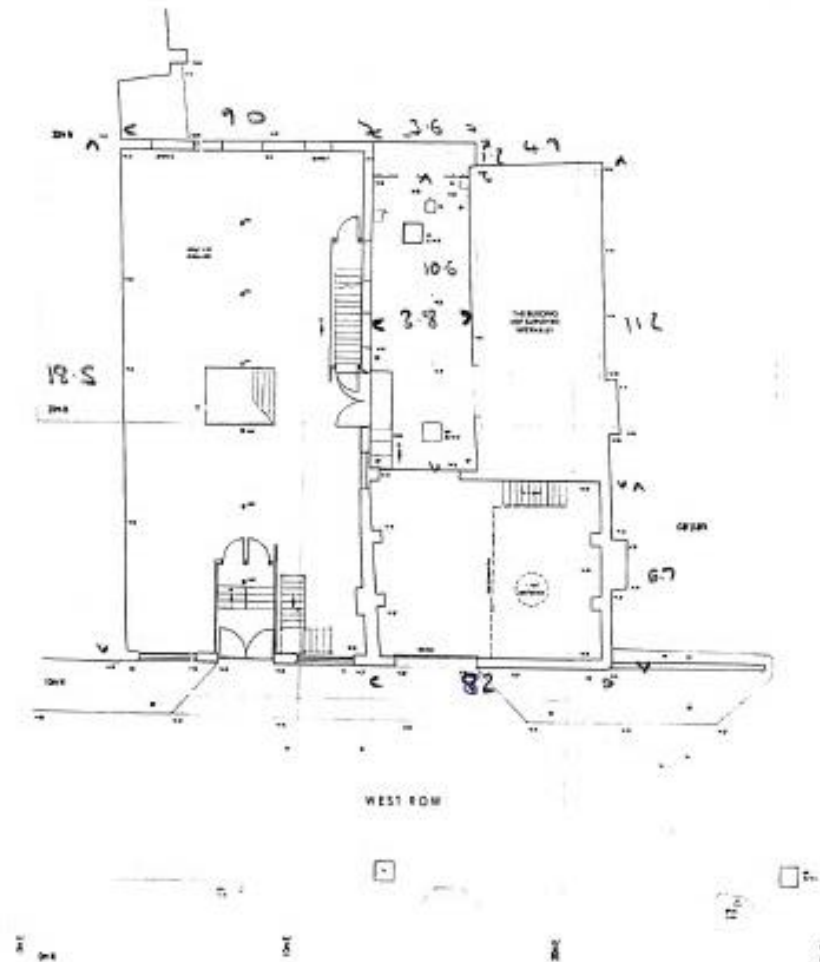


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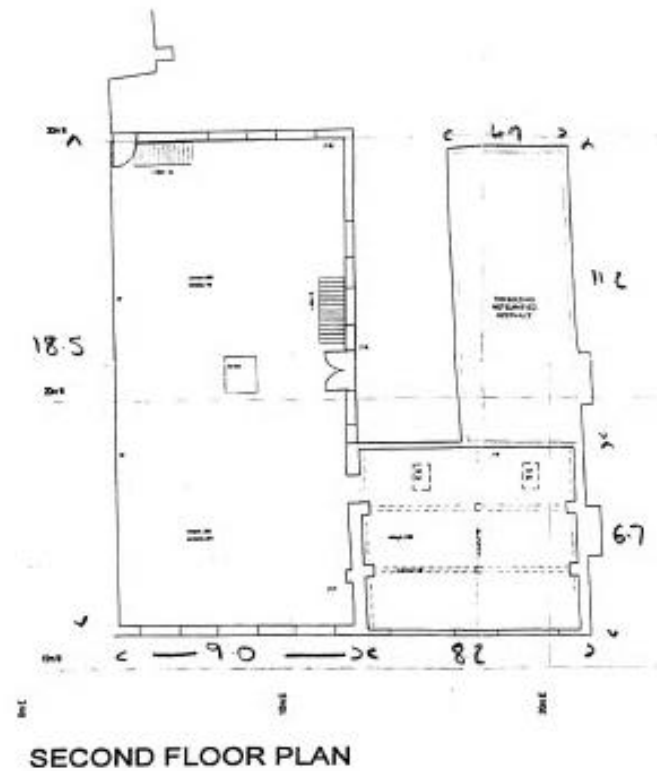
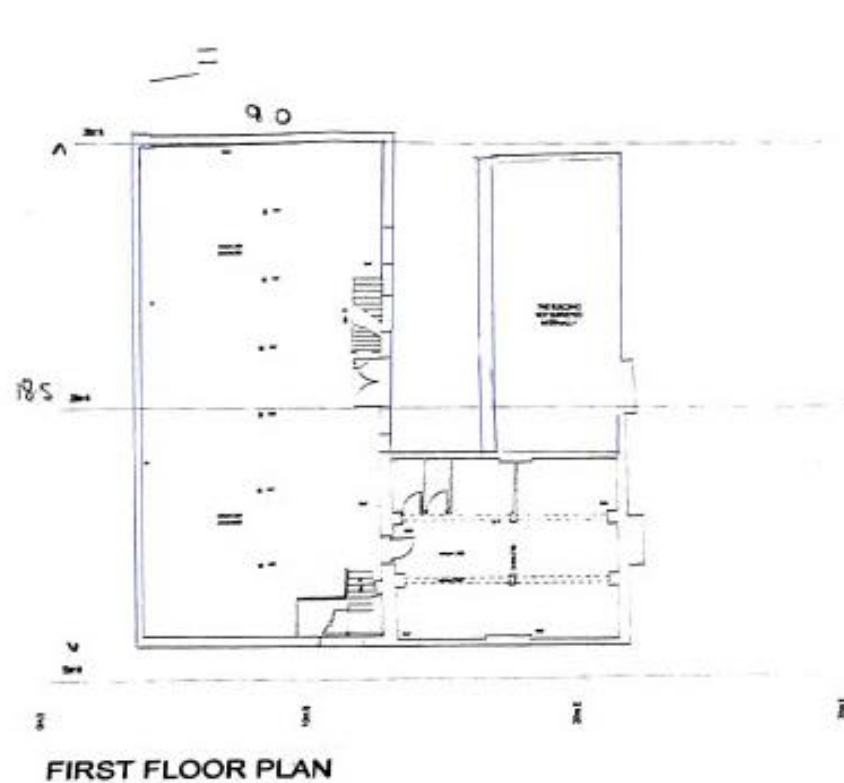
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

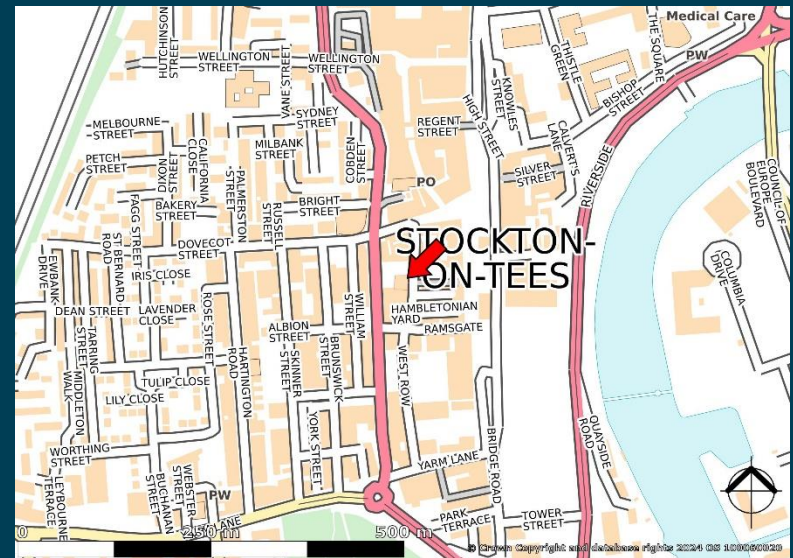
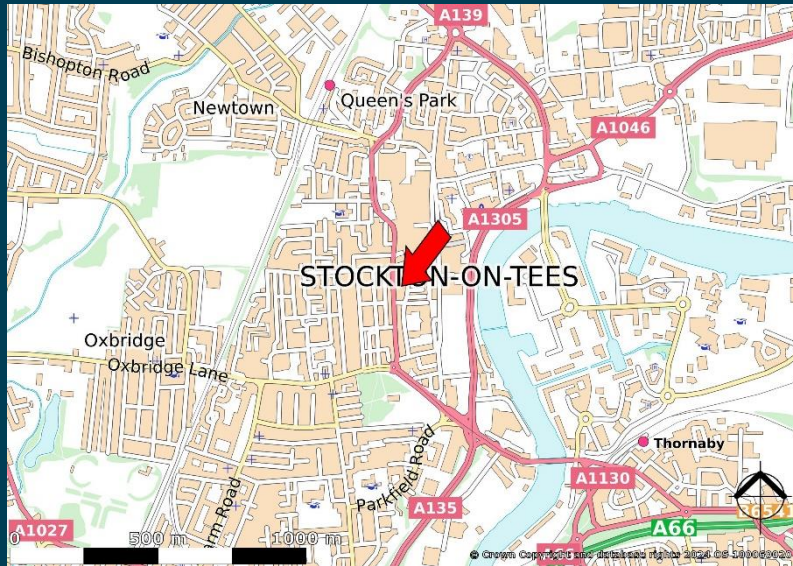
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EPC TO FOLLOW

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- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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