



TO LET - SHOP / OFFICE

18 Bishop Street, Stockton on Tees TS18 1SY

- Modern ground and first floor retail space
- Ground Floor Sales 34.0 m² 366 sq ft
- First Floor 42.9 m² 462 sq ft
- Opposite Parking (1 hour free)

Contact:

Andrew Wilkinson - 01642 704932

andrew@cpne.co.uk

Connect Property NE

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The property to let is located close to Stockton High Street. The unit has visibility from the town centre High Street area and has parking opposite which presently provides 1 Hour free parking. The property is situated in between Pattinson and GR Estates letting agents.

Stockton is located on the bank of the River Tees, 5 miles East of Middlesbrough and 45 miles South of Newcastle upon Tyne. The town has excellent road links to the A66 which provides access to the A19 and A1(M) networks.

DESCRIPTION

The premises comprise ground and first floor accommodation with kitchenette and WC at first floor level.

The ground floor has suspended ceiling with lighting and carpeted floor coverings.

ACCOMMODATION

We calculate the unit comprises the following approximate net internal areas and dimensions:

| | | |
|--------------------|---------------------------|------------------|
| Ground Floor Sales | 34.0 m ² | 366 sq ft |
| First Floor | 42.9 m ² | 462 sq ft |
| Total | 76.9 m² | 828 sq ft |

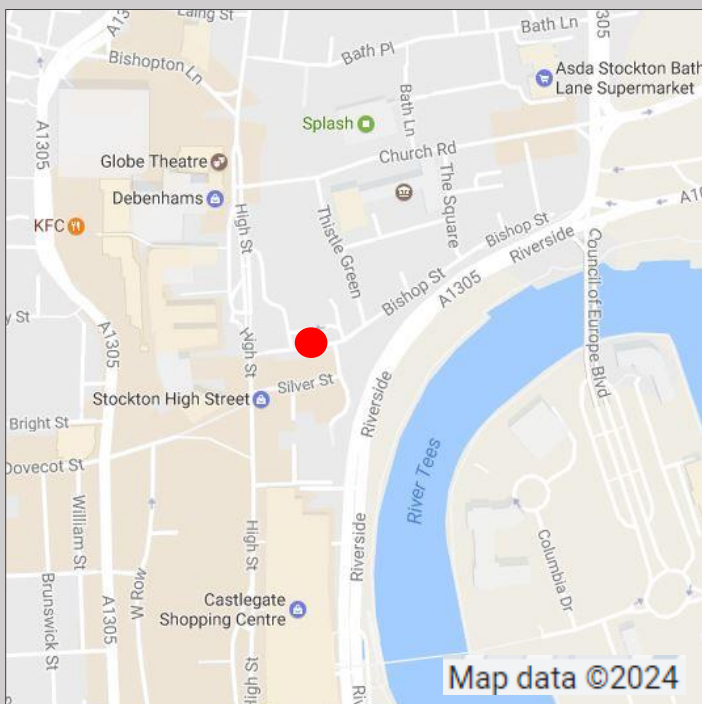
TERMS

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years could be agreed with the landlord at a rent of £13,000 per annum exclusive.

RATING ASSESSMENT

The property has been assessed for rating at £7,200 in the 2024/25 assessment.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.



LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has been assessed as C (67). A full copy of the EPC is available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

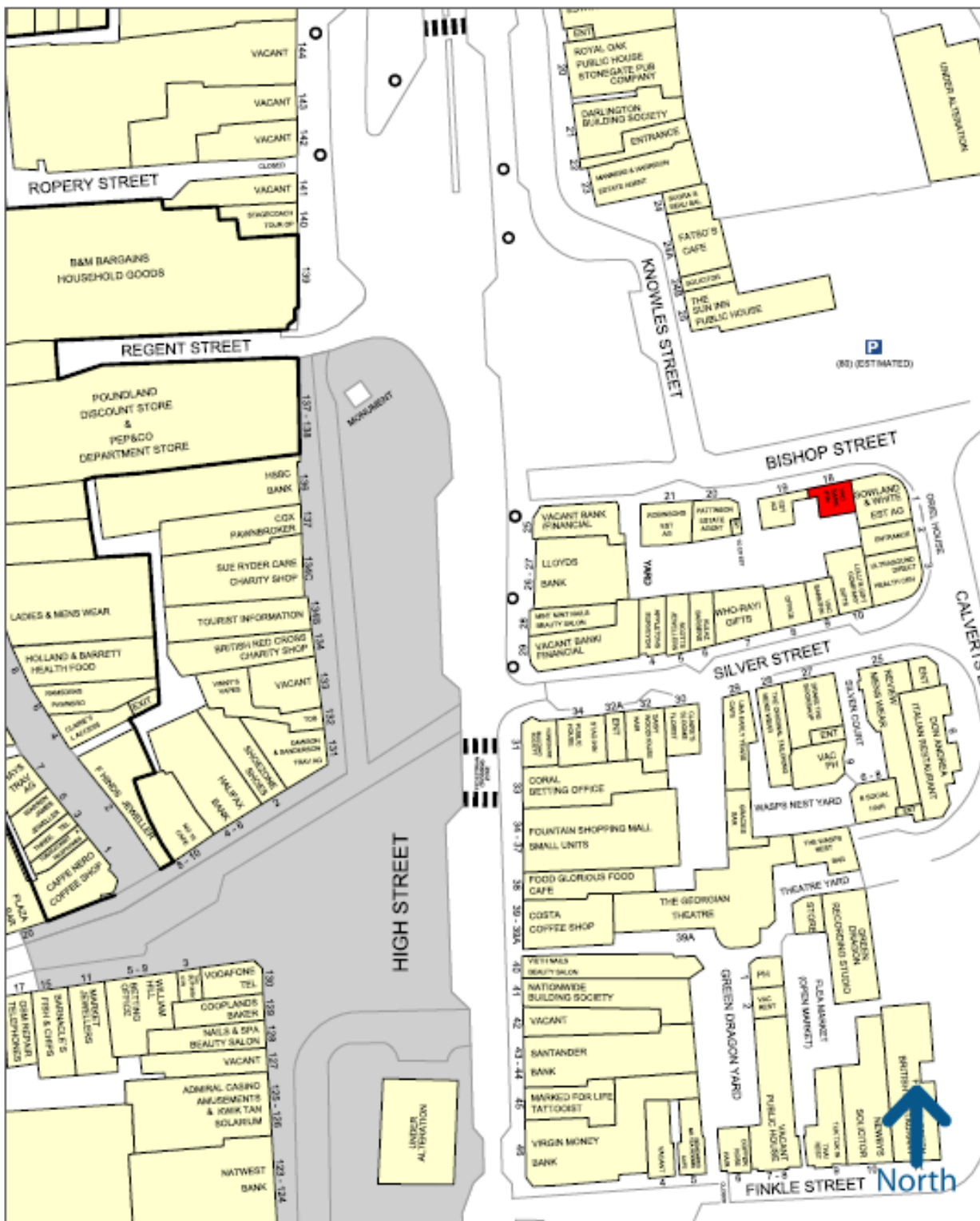
Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk





Experian Goald Plan Created: 26/03/2024
Created By: Connect Property North East Ltd

50 metres
Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885



For more information on our products and services:
www.experian.co.uk/business-products/goald | salesG@uk.experian.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.