



# FOR SALE

## Bishopton House, 6-16 Bishopton Lane, Stockton on Tees TS18 2AA

- Prominent Town Centre Building
- Rear Car Park and Service Area
- Close to Wellington Square Shopping Centre
- Ground Floor Retail, First & Second Floor Offices
- Separate Street and Lift Access to upper floors
- Approx. 2,166 m2 (23,315 sq ft)
- **Offers in Excess of £425,000 plus vat.**

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## SITUATION/DESCRIPTION

Bishopton House is situated close to the junction of Bishopton Lane, Norton Road and Stockton High Street and is also known as Maxwell's Corner.

The property is situated in Bishop Street close to the High Street and Wellington Square shopping centre into Stockton town centre. The Wellington Square car park is also in close proximity, providing 800 car parking spaces and which currently provides 2 Hours free parking. The property is close to the recently completed town centre regeneration area.

The property comprises 2 ground floor retail units with separately accessed first and second floor offices. There is a service yard and car park to the rear with space for approx. 10 vehicles.

## ACCOMMODATION

We are advised that the accommodation provides the following approximate net internal areas and dimensions:

	sq m	sq ft
Unit 1 Ground Floor Retail Sales	751	8,084
Ground and 1 <sup>st</sup> Floor Stores	298	3,208
Unit 2 Ground Floor Retail Sales	440	4,736
1 <sup>st</sup> Floor Stores	35	377
1 <sup>st</sup> Floor Offices	321	3,455
2 <sup>nd</sup> Floor Offices	321	3,455
<b>TOTAL</b>	<b>2,166</b>	<b>23,315</b>

## TERMS

For Sale Freehold with offers in excess of £425,000 invited.

## RATING ASSESSMENT

Assessed in 3 parts for Rating purposes as follows:

Ground Floor Unit 1	£33,000
Ground Floor Unit 2	£19,000
1 <sup>st</sup> & 2 <sup>nd</sup> Floor Offices	£26,750

## ENERGY PERFORMANCE CERTIFICATE

D (92)

## VIEWING

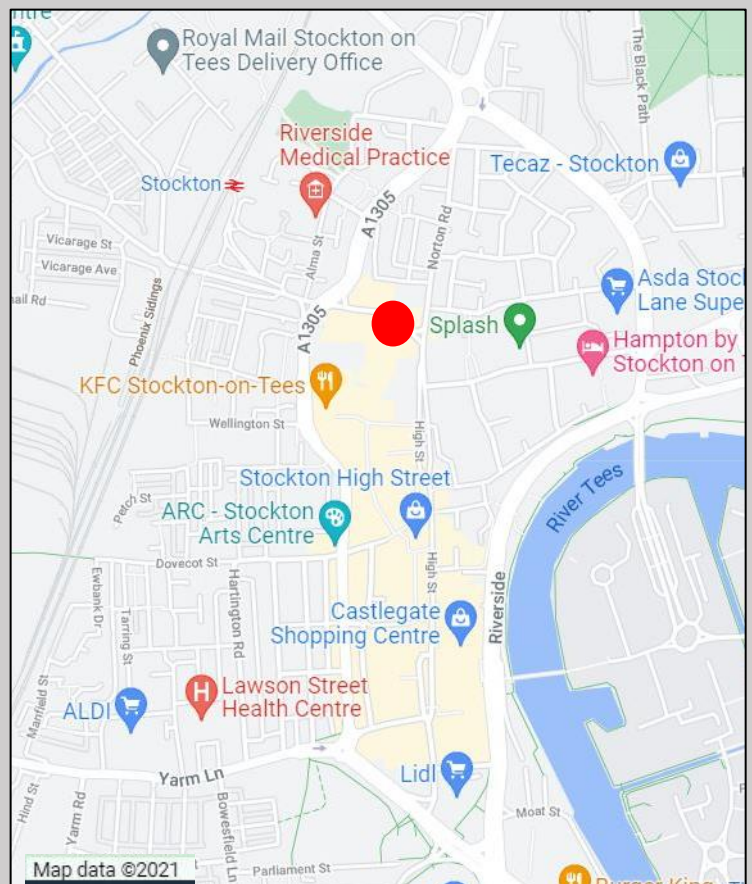
Strictly through the agents Connect Property North East:

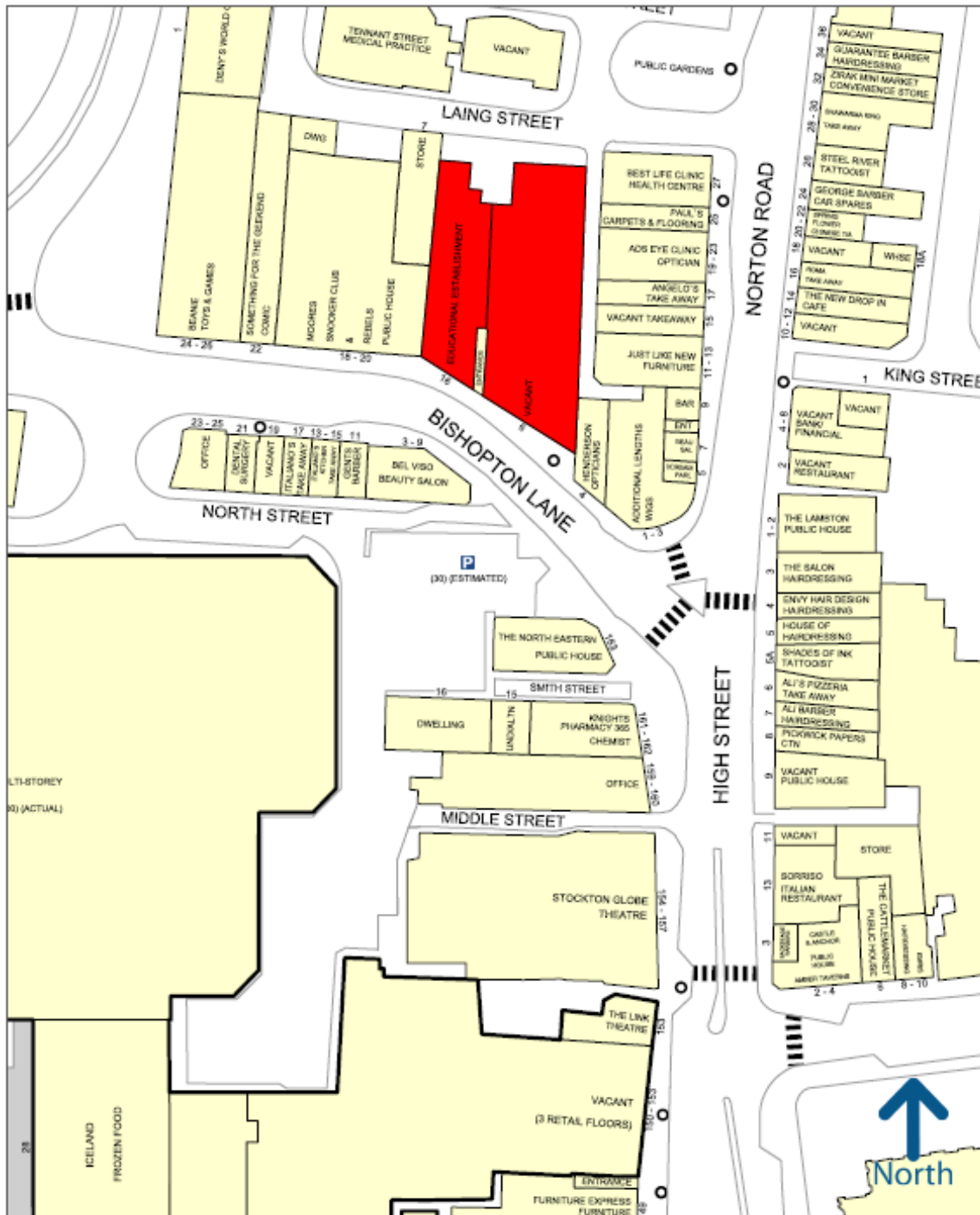
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50 metres  
 Experian Goad Plan Created: 29/08/2023  
 Created By: Connect Property North East Ltd



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