



FOR SALE

Investment Property

Unit 4 Ramsgate, Stockton on Tees TS18 1BS

- Ground Floor Unit
- Established Commercial Location
- Close to High Street
- Annual Income £6,600 per annum rising to £6,960
- £95,000 Freehold
- Business Rates Exempt for Qualifying Businesses

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 07904 622278

Connect Property North East

4 Halegrove Court
Cygnet Drive
Preston Farm
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The property to let is situated in Ramsgate, close to Stockton High Street and retail frontages. Ramsgate offers a mix of retail and leisure users with offices and residential above.

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 property comprises a ground floor retail unit with kitchen facilities and associated cloakroom and wc's.

The property is let to John Kidson who trades as Fantasy Fragrances / Holistic Massage Treatment.

TERMS

Let to John Kidson on a 3-year lease which commenced 1 March 2023 and expires 28 February 2026.

£6000 per annum until 28/02/24

£6360 per annum from 01/03/24 until lease expiry on 28/02/26.

3 upper floor flats with a ground rent totally £600 per annum.

The premises are available to buy Freehold with offers in the region of £95,000 invited.

RATES

The property has a Rateable Value of £5,200.

ENERGY PERFORMANCE CERTIFICATE

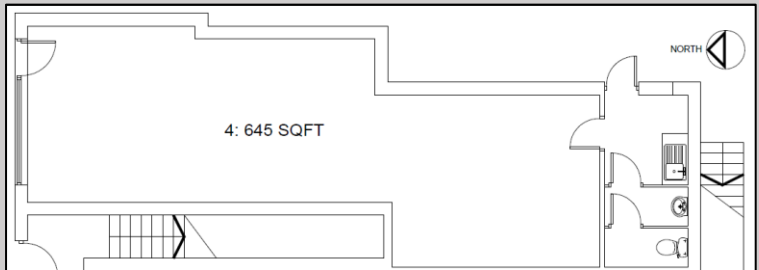
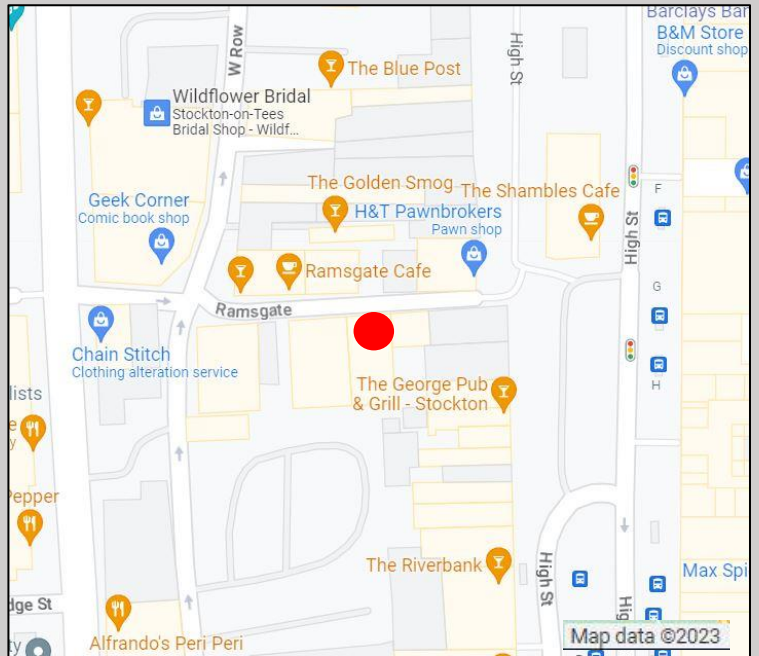
C (71)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk