



# FOR SALE

## 12 Harland Place, Norton, Stockton on Tees TS20 1AL

- Prominent Village Centre Location
- Established bar and restaurant location
- Short Stay public Car parking to front and rear in Lidl Car Park
- Nearby occupiers include Boots, Tesco Express, Greggs and Lidl
- Total NIA 308.5 m<sup>2</sup> (3,321 sq ft)
- NO VAT

**Contact:**

Andrew Wilkinson - 01642 704932  
[andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)

**Connect Property NE**

First Floor  
4 Halegrove Court  
Cygnet Drive  
Stockton on Tees  
TS18 3DB

Tel: 01642 602001  
[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The property fronts Harland Place just off the High Street and at the centre of Norton Village a suburb of Stockton on Tees. The property also has frontage to the A139 Norton Road offering South East facing sun terrace/balcony on first floor and a second access to the property.

Nearby occupiers include a broad mix of restaurants and bars in this sought after day and evening economy location. Other nearby retailers include Lidl, Tesco Express, Greggs, Ladbrokes and Boots Pharmacy.

## DESCRIPTION

The property comprises a mix of traditional and modern mid-terraced two-storey building of brick construction under a pitched roof. Internally, open plan space benefits from a glass frontage, high vaulted ceilings with natural roof lights. To the first floor, there is a bar area with access to sun terrace and W.Cs. Two staircases access this area for service and public access.

The whole property has great character with exposed brick work, Ironwork, timber beams and fireplace. The space is wired for entertainment system and lighting. A bar area on ground floor is plumbed and ready for fitout.

## ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	194.4 m <sup>2</sup>	2,093 sq ft
First Floor	81.5 m <sup>2</sup>	877 sq ft
External Balcony	32.6 m <sup>2</sup>	351 sq ft
<b>TOTAL</b>	<b>308.5 m<sup>2</sup></b>	<b>3,321 sq ft</b>

The property has a partly fitted commercial kitchen on ground floor with walk in fridge, extraction and gas stove connections. 3 phase electricity and commercial gas supply connected. Heating/cooling from some aircon units fitted. Radiators have been removed from the property, but the gas central heating system is connected. WCs on first floor and disability WC on ground floor.

## PLANNING

The property has most recently been used as a bar & restaurant. It may also be suitable for other uses, subject to all necessary consents including planning permission being obtained. The current use class is E class.

## LICENCING

The premises hold an alcohol licence until 1am Friday & Saturday; Until 11pm Sunday to Thursday.

## TENURE

Freehold

## RATING

The property is entered in the 2023 Rating with a Rateable Value of £28,750. Current UBR is 0.499

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is B 43 until October 2033. A full copy of the EPC is available for inspection if required.

## 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. **VAT is not charged on this sale.**

## LEGAL FEES

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

## PRICE

Offers invited in the region of £425,000 (Four Hundred & Twenty Five Thousand Pounds), Subject to Contract.

## MONEY LANDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Strictly through the sole Agents Connect Property North East:

**Andrew Wilkinson**

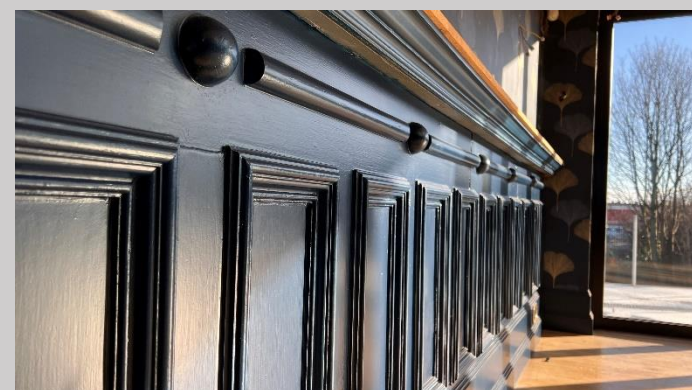
**ddl:** 01642 704932

**Mob:** 07904 622277

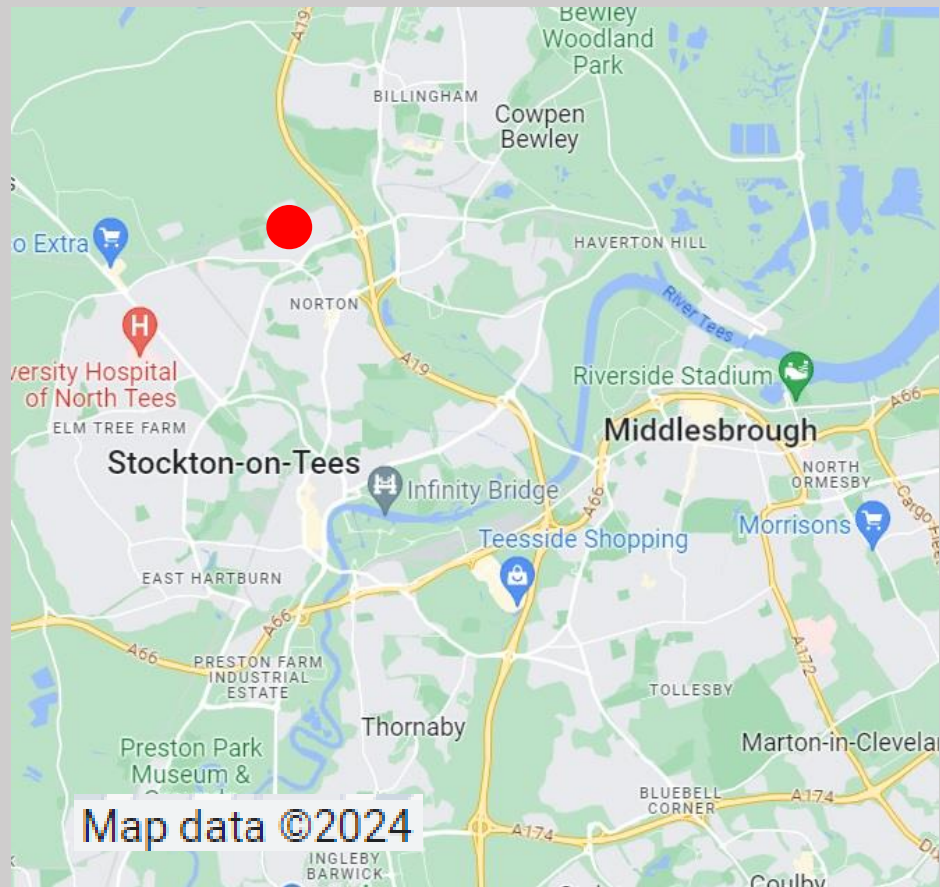
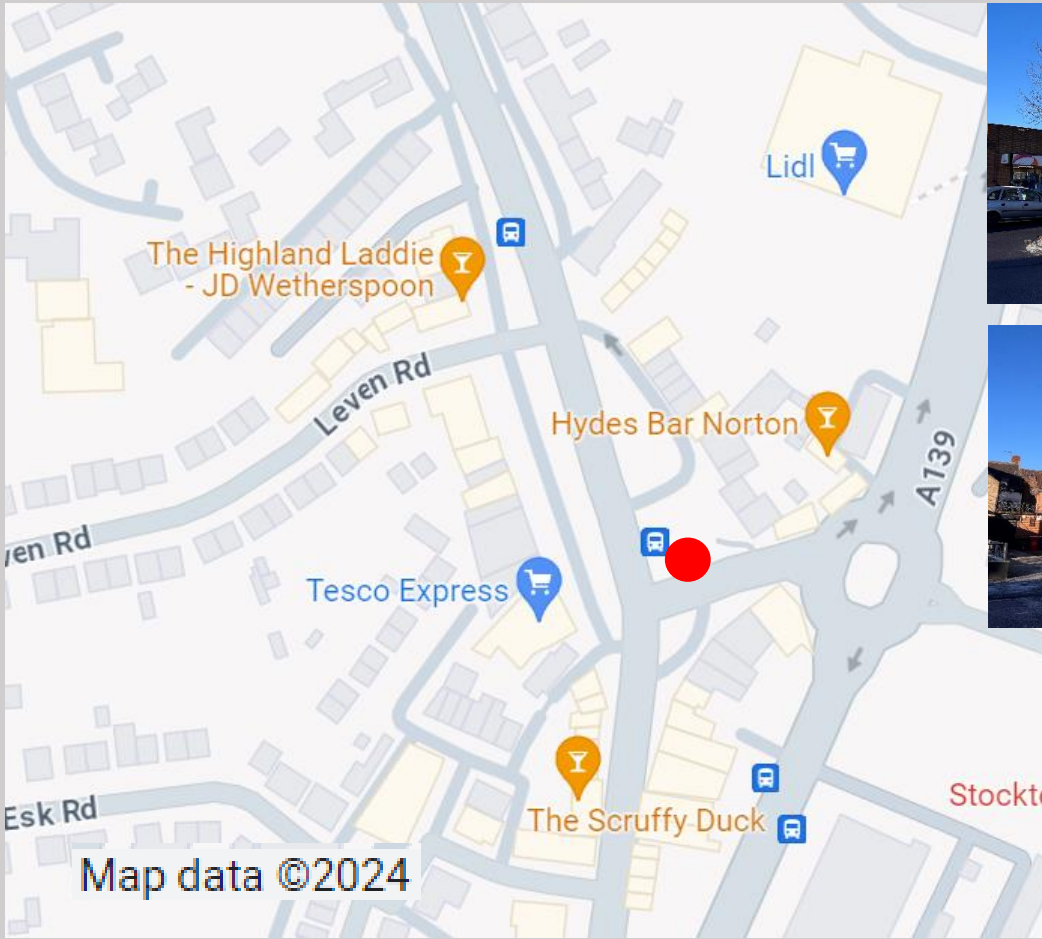
**Email:** [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)











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