



HIGH STREET PROPERTY / CLASS A2

8-10 Dovecot Street, Stockton on Tees TS18 1LN



**FOR
SALE**

Price: £225,000

Ground Floor Area

1,256 Sq ft / 117 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Phil Coombes

Mob: 07715 678426

Email: phil@barkerproudlove.co.uk

Richard Barker

Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

Location:

Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation. The town has a population of 85,000, with a population of around 196,000 in the wider area, the Borough of Stockton-on-Tees, according to 2017 estimates by ONS UK.

Having purchased both Shopping Centres in 2019, Stockton Borough Council have outlined their intention to demolish the Castlegate Centre within the town centre, relocating retailers to Wellington Square in a bid to consolidate the retail provision in to one core location.

The property is situated on Dovecot Street next to the entrance to Wellington Square Shopping Centre. Nearby occupiers include F Hinds, Caffe Nero and Shoe Zone.

Proposal:

We are seeking a price of £225,000 exclusive.

Demise:	Sq Ft	Sq M
Ground Floor	1256	116.69
Basement	565	52.49
First Floor	644	59.83
Second Floor	733	68.10

Tenure:

We are advised that the premises are held freehold.

Business Rates:

The premises currently has a rateable value of £19,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

August 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. August 2020

