



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £85,000 PLUS RESERVATION FEE ****

A mid-terrace, brick-built, mixed-use unit consisting of a restaurant to ground floor with living accommodation above.

Ground floor retail with living accommodation above consisting of a Greek restaurant and flat.

NIA approx. 112.4sqm (1,209.8sqft) located within Church Road, Stockton-on-Tees in Cleveland. This is a well-established commercial location; Church Road providing access into Stockton town centre and so has a high level passing traffic. It benefits from being on the same street as the popular leisure facility, Splash, the Civic Centre, the Central Library and many offices, as well as being in close proximity to Stockton High street, Hilton hotel, and the Globe Theatre

This property is for sale by The Great North Property Auction powered by iamsold.

Church Road, Stockton-On-Tees, TS18 1TW

1 Bed - Shop

Starting Bid £85,000

EPC Rating:

Council Tax Band:


Tenure: Freehold



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ESTATE AGENTS

Church Road, Stockton-On-Tees, TS18 1TW

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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