



5 PREMIER PARADE STOCKTON-ON-TEES, TS19 7RD

£199,950
FREEHOLD

A well-located mixed-use commercial and residential freehold investment situated within the established Premier Parade, Fairfield, Stockton-on-Tees. The property is arranged as two clearly defined and self-contained income streams, providing resilience, flexibility, and scope for future rental growth.

The building comprises a ground floor sunbed/tanning shop with a separate, self-contained two-bedroom flat above. Functionally and financially, this operates as two separate properties under one freehold title, a structure that consistently appeals to yield-focused investors seeking diversified income with manageable risk.

This type of asset performs well in established residential suburbs, where convenience-led commercial units benefit from repeat local trade, while residential accommodation maintains steady demand due to proximity to amenities and transport links.

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EPC Rating: **Council Tax Band: Exempt**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Commercial
144 Linthorpe Road
Middlesbrough
TS1 3RA

info@magnumproperties.co.uk
<https://magnumproperties.co.uk/>

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