



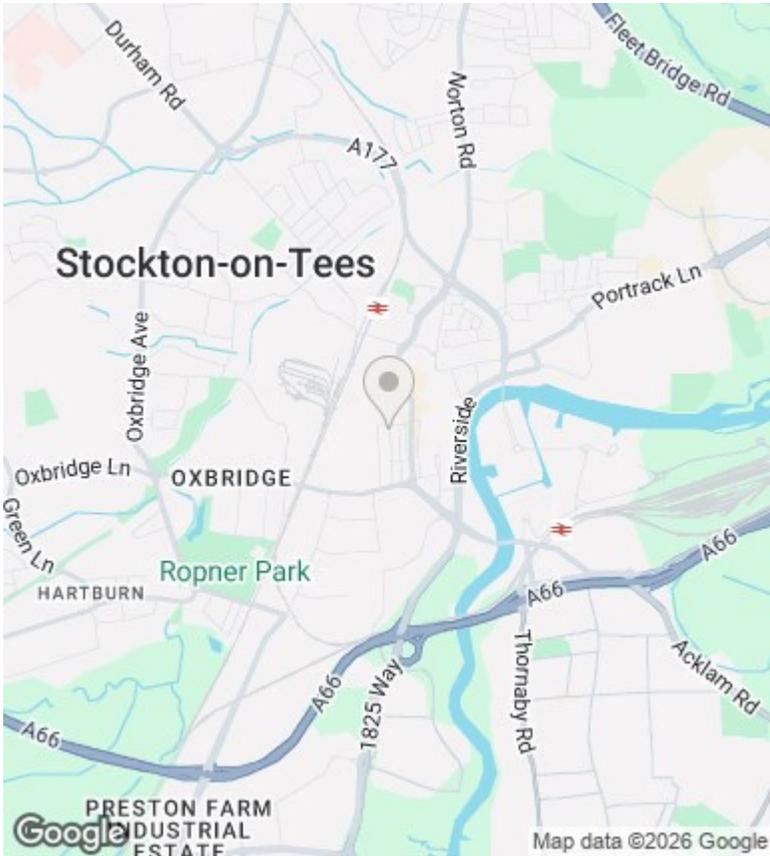
G.R.
Estates
unlock your happiness



The Town House, 2 Skinner Street, Stockton-On-Tees, TS18 1DY

Guide Price £1,100,000

- For Sale by Modern Auction – T & C's apply, subject to reserve price, buyers fees apply
- Strong Rental Income: Currently achieving an impressive £221,160 per annum, delivering excellent return on investment
- Mixed-Use Investment: A combination of residential and commercial spaces that offers both immediate cash flow and long-term capital growth potential
- Fully Let Residential Units: 18 well-maintained apartments ranging from 2 to 5 bedrooms, providing a diverse tenant base and steady rental income
- Private Parking: Ample off-street parking to the rear, providing convenience for both residential tenants and commercial customers
- Floorplan Available: Detailed floorplans can be provided upon request, giving you a clear layout of the property for better investment insight
- Ground Floor Commercial Unit: A fully let restaurant with a successful 4-year tenancy, offering a reliable source of commercial income
- Prime Location: Situated in the heart of Stockton-On-Tees, close to local amenities, transport links, and the town centre, ensuring high demand from tenants



Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	