



FOR SALE

18-20 Yarm Lane, Stockton on Tees TS18 1ET

- Prominent & Busy Roadside Location
- Freehold
- Investment Opportunity
- Good Public Transport Links
- Town Centre Location
- **Offers invited no later than 12pm Friday 1st August 2025**

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

LOCATION

The property is located on Yarm Lane within Stockton on Tees Town Centre close to the new public realm and proposed sports facilities following the demolition of the Castlegate Shopping centre.

Stockton is located on the bank of the River Tees, 5 miles East of Middlesbrough and 45 miles South of Newcastle upon Tyne. The town has excellent road links to the A66 which provides access to the A19 and A1(M) networks.

DESCRIPTION

The premises comprises an end-terrace 3-storey brick built property under a dual pitched tiled roof.

The property is not currently accessible and therefore an internal inspection has not been carried out.

ACCOMMODATION

We have not measured but are advised that the property has a floor area of approximately 146 m² (1,572 sq ft)

TERMS

The property is available to purchase on a Freehold basis with offers invited in excess of £30,000.

RATEABLE VALUE

We are advised the property has a Rateable Value of £5,300 and would recommend interested parties make their own enquiries to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

D(81)

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

VIEWING

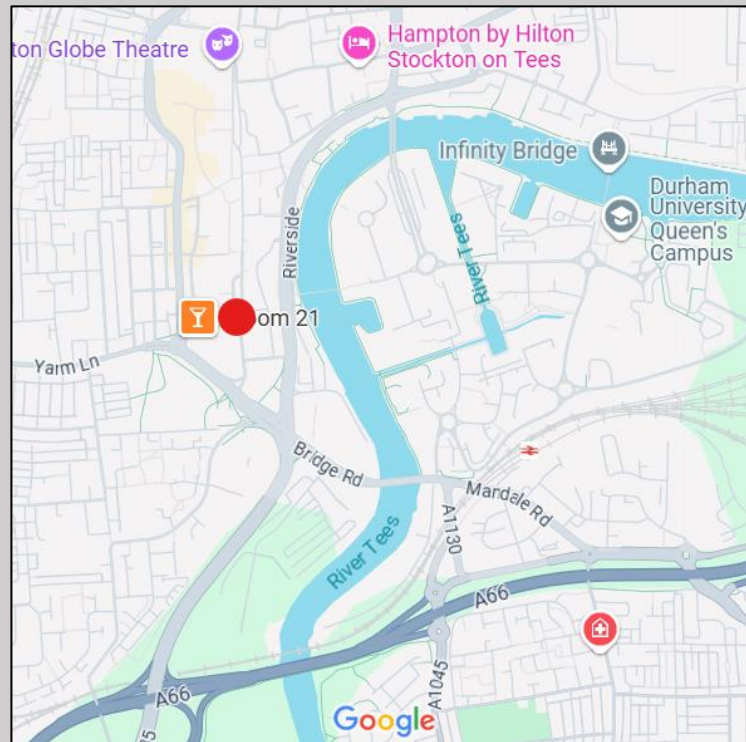
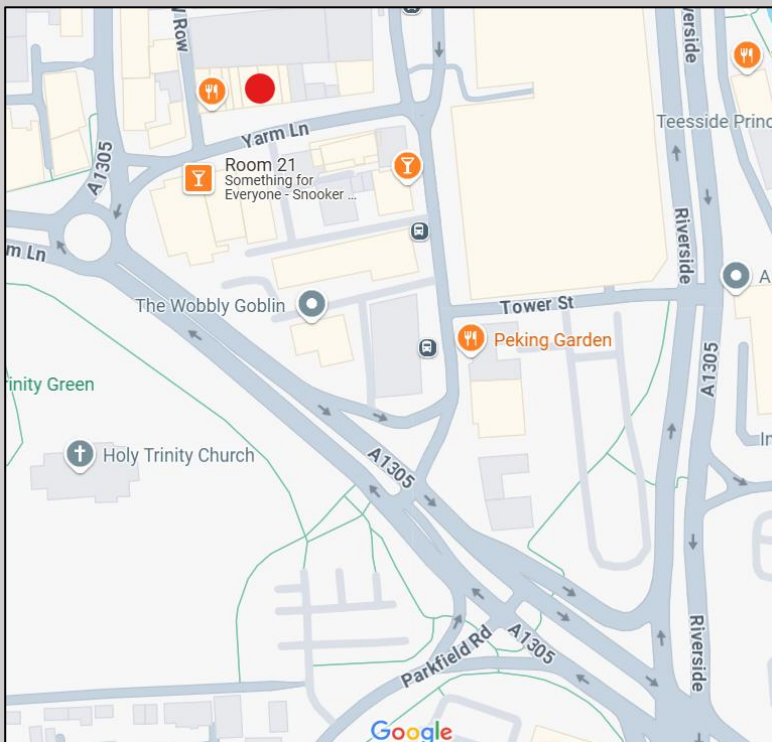
Internal inspection is not possible for this property and therefore any offers are to be made based on external inspection only.

FURTHER INFORMATION

Connect Property North East:

Tim Carter ddl: 07904 622278

Email: tim@cpne.co.uk



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