



# SHOP TO LET

3 Dovecot Street, Stockton on Tees TS18 1LH

- Nearby Retailers include William Hill, Cooplands, Vodafone, Café Nero and Shoe Zone
- Ground Floor Sales      22.0 m<sup>2</sup>      (237 sq ft)
- TOTAL                              84.8 m<sup>2</sup>      (722 sq ft)
- Will be newly refurbished and decorated ready for tenants shop fitting
- **VAT exempt**
- **Occupiers are likely to be eligible for 100% Small Business Rates Relief**

**Contact:**

Andrew Wilkinson - 01642 704932

[andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)

**Connect Property NE**

4 Halegrove Court  
Cynet Drive  
Preston Farm Business Park  
Stockton on Tees  
TS18 3DB

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The shop is located in Dovecot Street opposite the Wellington Square Shopping centre and car parking. The unit has great visibility. Town centre regeneration continues to transform the town into a sustainable and vibrant retail centre. The shop is situated in between William Hill and Vodaphone. Opposite retailers including Café Nero and Shoe Zone.

Stockton is located on the bank of the River Tees, approx. 6 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 ground floor is being refurbished to provide plastered skimmed painted walls, suspended ceiling with LED lighting ready to take a tenants shop fitting. A new WC and Kitchenette area to be fitted on the first floor. The basement and second floor will provide basic stores only.

New Shop front grants may be available on application from Stockton Borough Council 01642 526075.

## ACCOMMODATION

The premises are arranged basement, ground, first and second floors. The shop provides the following approximate net internal floor areas:

<b>Ground Floor</b>	<b>22.0 m<sup>2</sup></b>	<b>(237 sq ft)</b>
First Floor (WC)	19.6 m <sup>2</sup>	(211 sq ft)
Second Floor	19.7 m <sup>2</sup>	(212 sq ft)
Basement basic store	23.5 m <sup>2</sup>	(253 sq ft)
<b>TOTAL</b>	<b>84.8 m<sup>2</sup></b>	<b>(722 sq ft)</b>

## TERMS

The premises are available to let by way of a new full repairing and insuring lease at a commencing rental of £14,000 per annum exclusive for a minimum term of 5 years.

## RATING ASSESSMENT

The property has been assessed for rating at £6,500 RV in the 2025/26 assessment.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

**\*Occupiers may be eligible for some Small Business Rates Relief. Enquirers are recommended to verify with Stockton Council.**

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

**No VAT is charged on the rent.**

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (86).

A full copy of the EPC is available for inspection if required.

## MONEY LANDINGING

In accordance with the Anti-Money Laundering Regulations the tenant will be expected to complete mandatory identification checks.

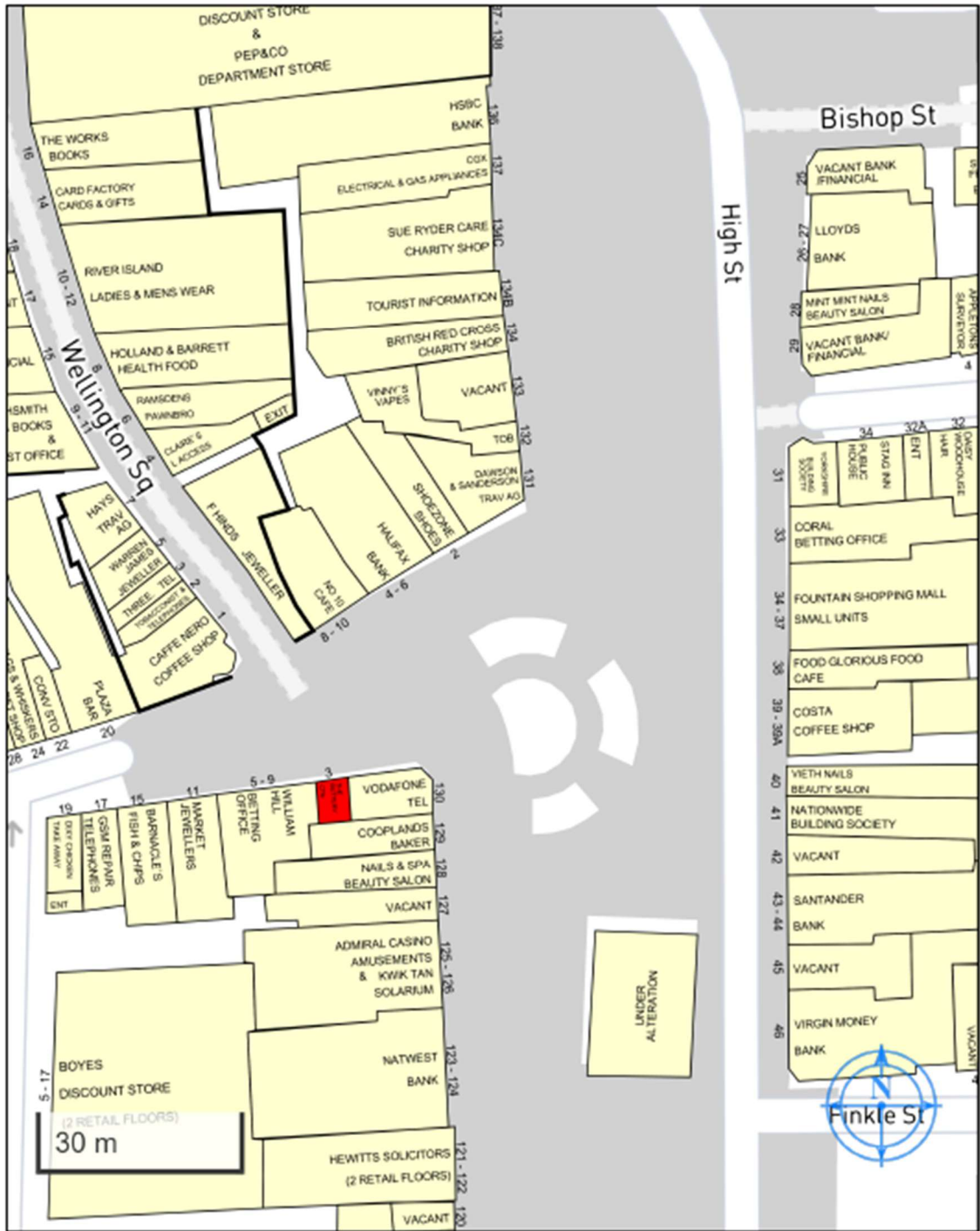
## VIEWING

Strictly through the agents Connect Property NE:

**Andrew Wilkinson** ddl: 01642 704932

Email: [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)





Ordnance Survey

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Experian Goad Plan Created: 17/10/2025

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