



TO LET – BISTRO / RESTAURANT / COFFEE SHOP

1 Thistle Green, Stockton on Tees TS18 1TD

- Seeking established operator for exciting new location close to Riverside
- Suitable for bistro / restaurant / coffee shop
- Refurbished ground floor accommodation with outdoor seating area
- Adjacent to Public Parking (free in the evening)
- Ground Floor 219.2 m² (2,360 sq ft)
- Rent from £30,000 per annum exclusive (+ VAT)

Contact:

Andrew Wilkinson - 01642 704932

andrew@cpne.co.uk

Connect Property NE

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

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The property to let is located on Thistle Street close to Stockton High Street. The unit has visibility from the Riverside and Bishopton Street. Public Parking is adjacent.

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 unit comprises of a ground floor retail space presently finished to a "shell specification" with capped services of 3 phase electricity, water and wastes for WCs and kitchen facilities. The Landlord will work with the tenant to agree a specification for fit out.

ACCOMMODATION

We calculate the unit comprises the following approximate gross internal areas:

Ground Floor **219.2 m²** **(2,360 sq ft)**

Return glazed frontage with external seating area at the front adjacent to attractive landscaped and tree lined area overlooking the River Tees. Side access to rear loading off the pavement. (The adjacent parking bays are not included and demised to the apartments above.)

LEASE TERMS

The premises are available to let by way of a new effective full repairing and insuring lease for a min term of 10 years at a rent from £30,000 per annum exclusive + VAT.

RATING ASSESSMENT

The property will be reassessed for rating. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be assessed on completion. A full copy of the EPC is available for inspection if required.

AML

The successful tenant will need to comply with our standard Anti-Money laundering procedure.

VIEWING

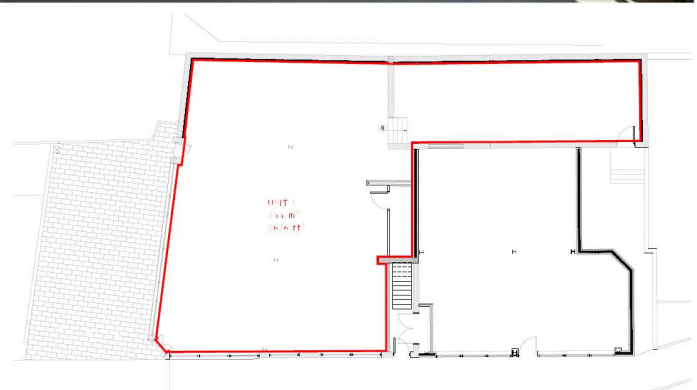
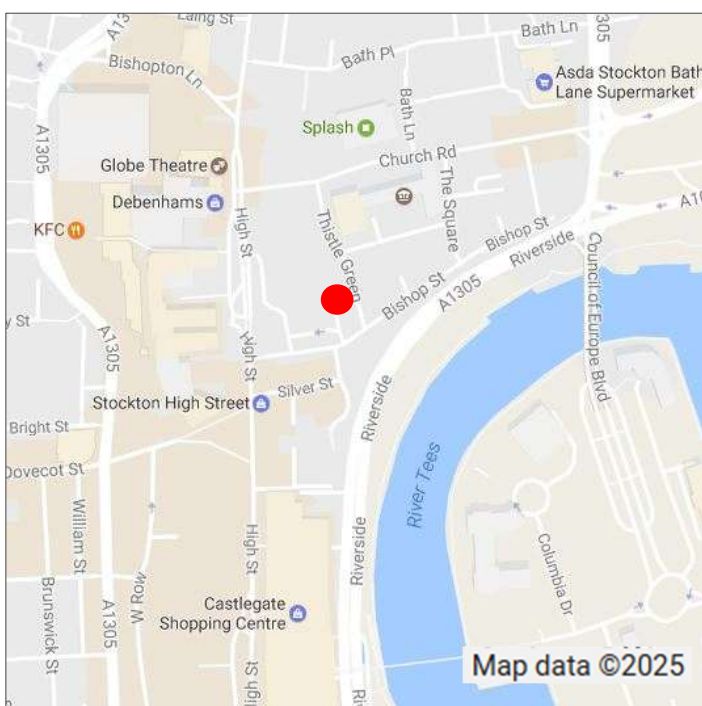
Strictly through the agents Connect Property North East:

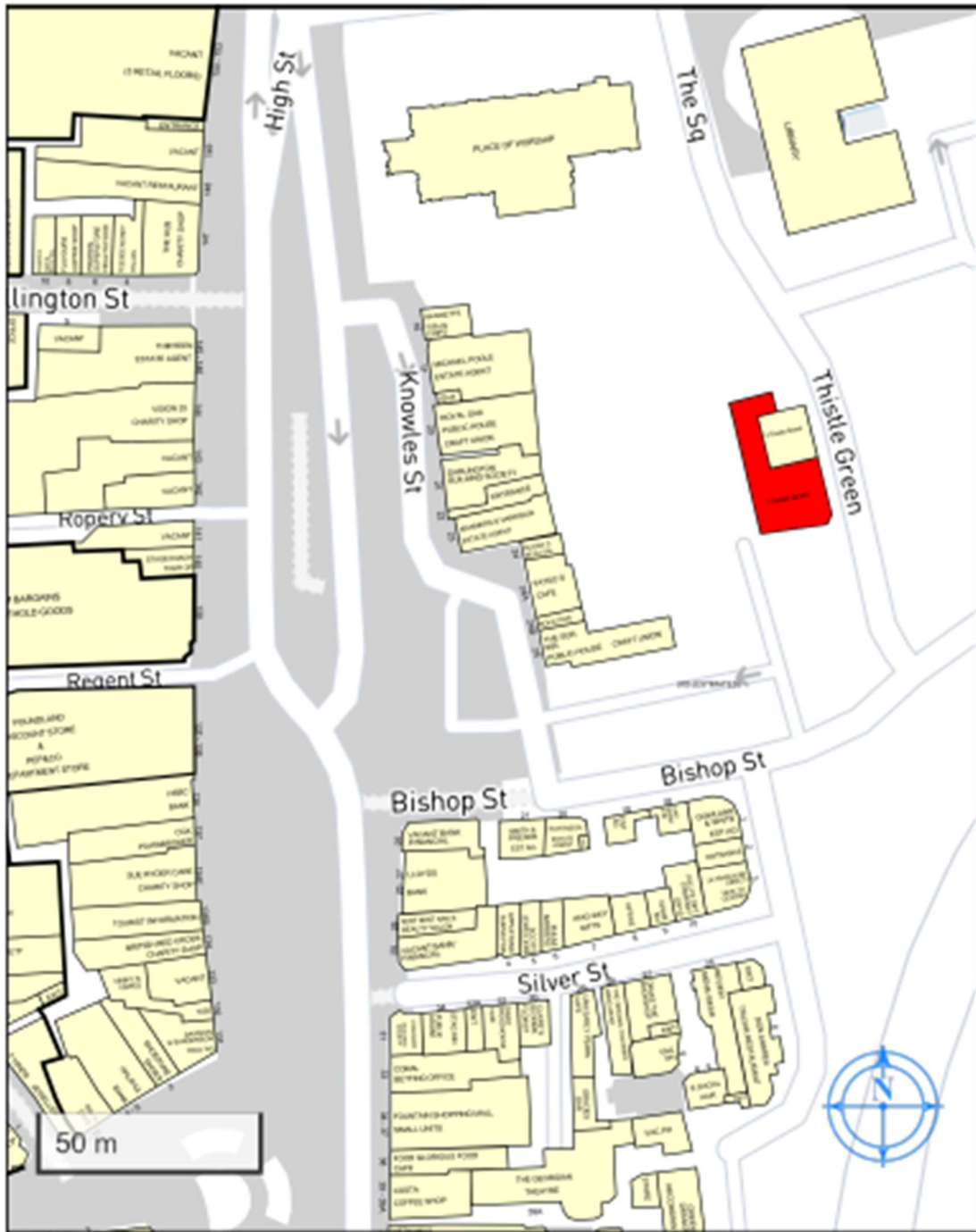
Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk





Copyright and confidentialit

Experian Goad Plan Created: 04/08/2025

For more information on our products and services:
www.experian.co.uk/business-products/goad |
salesG@uk.experian.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk