



SHOP TO LET

117 High Street Stockton on Tees TS18 1AY

- Opposite new public central park
- Refurbished -New White Box specification
- Total 177.3 m² (1,909 sq ft)
- Some Small Business Rates Relief likely
- Fronting High Street and river frontage
- Suitable for a variety of uses (subject to planning)
- Close to Parking

Contact:

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Connect Property NE

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LOCATION

The property to let is situated at on the High Street in Stockton town Centre. The property is at the heart of 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 comprise of a Ground, first and second floor property. The unit has suspended ceilings, alarm and will be finished to a white box specification ready for a new tenant.

ACCOMMODATION

We calculate the suite comprises the following approximate net internal areas and dimensions:

Ground Floor Sales	75.5 m ²	(813 sq ft)
First Floor	53.5 m ²	(576 sq ft)
Second Floor	48.3 m ²	(520 sq ft)
Total	177.3 m²	(1,909 sq ft)

TERMS

The premises are available to let by way of a new full repairing and insuring lease at a commencing rental of £13,500 per annum exclusive for a minimum term of 3 years.

LEGAL FEES

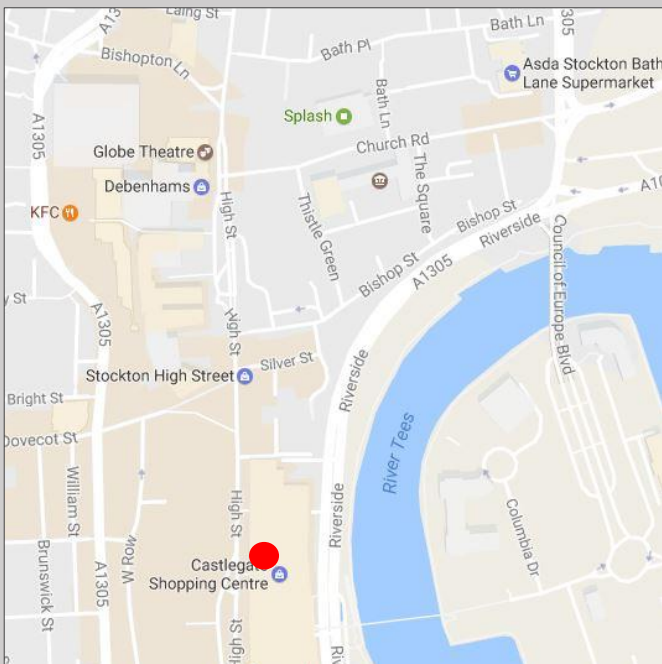
Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

No VAT is charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been assessed a E (118) A full copy of the EPC will be available for inspection if required. [Map data ©2026](#)



RATING ASSESSMENT

The property has been assessed for rating at £13,500 in the 2026/27 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.**

VIEWING

Strictly through the agents Connect Property North East:

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50 metres
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Experian Goad Plan Created: 17/07/2024
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