



FOR SALE

81A Norton Avenue, Stockton on Tees TS20 2JH

- Long-leasehold
- Investment Opportunity
- Good Public Transport Links
- Fenced and Gated Site
- Detached Garage / Outbuilding
- **Offers in the region of £50,000 invited**



LOCATION

The property is located on Norton Avenue, immediately adjacent to Norton Recreational Park in Stockton on Tees. Norton Avenue can be accessed from the A1027 to the west and Norton Road to the east. Norton High Street is approx. 0.5 miles to the north and Stockton Town Centre approx. 2 miles to the south.

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 a detached 2-storey traditional brick-built property under a multi-pitched tiled roof. The ground floor incorporates WC and kitchen facilities as well as a large open plan office/conference room. The first floor is made up of 4 main storage / office rooms.

Externally the plot is fully fenced and gated providing secure and private storage / outdoor areas. Additionally, there is a detached single storey garage building adjacent to the main building.

The property is accessed via the main gated entrance to Norton Recreational Park which is operated by Stockton Borough Council. Access and parking arrangements to be mutually agreed between the parties and any rights of access and to park will be confirmed as part of the sale process.

ACCOMMODATION

From our measure inspection we calculate that the property provides the following approximate Gross Internal Area:

Ground Floor	56 m ²	(603 sq ft)
First Floor	56 m ²	(603 sq ft)
Garage	33 m ²	(355 sq ft)
TOTAL	145 m²	(1,560 sq ft)

TERMS

The property is available to purchase on a long-leasehold basis (999 years) with offers invited in the region of £50,000.

Access to the building is to be restricted by park opening hours which are:

- Closure of 17:00 in the winter months.
- Closure of 21:00 in the summer months.

RATEABLE VALUE

We are advised the property has a Rateable Value of £4,200 and would recommend interested parties make their own enquiries to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

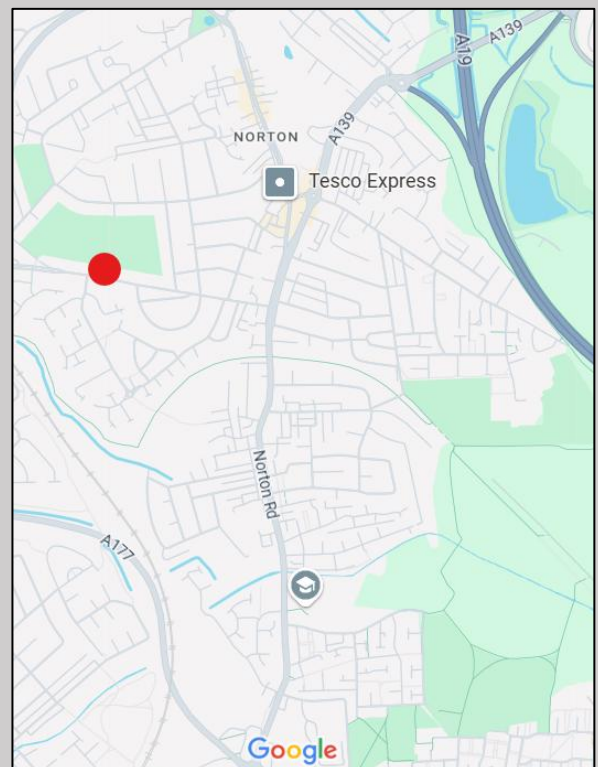
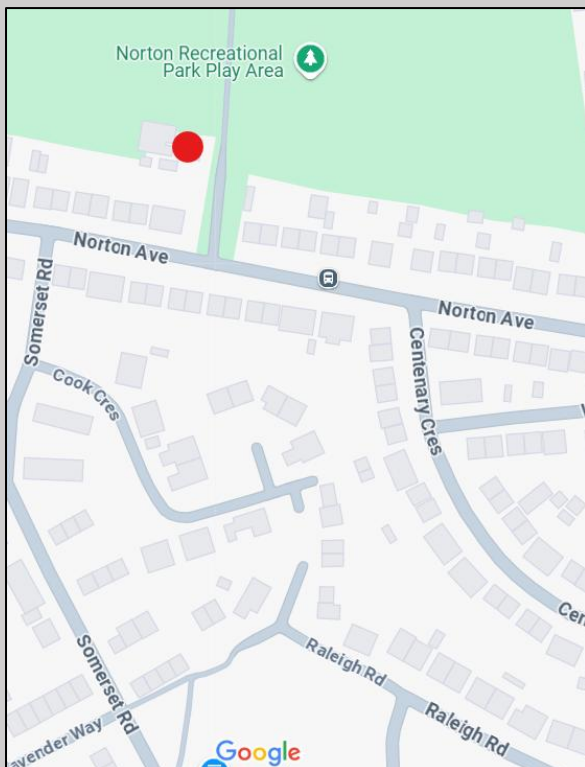
Rated F with certificate available upon request.

VIEWING

Connect Property North East:

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