



BAR / RESTAURANT TO LET

11 Finkle Street, Stockton on Tees TS18 1AR

- Ground / First Floor bar / restaurant
- Total GIA (inc. WCs) 319.3 m² (3,437 sq ft)
- River frontage and close to High Street and fronts on to new public park
- Suitable for a variety of uses (subject to planning)
- On Site parking after 5.30pm for customers
- Close to Parking off Bishop Street

Contact:

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Connect Property NE

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LOCATION

The property to let is situated in Finkle Street with river frontage and close to Silver Street linking to Stockton High Street and retail frontages. The property fronts into the new Public Park.

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 bar / restaurant. The property was recently refurbished to a high standard including WCs, bar area and aircon. Improved outside seating area. Adjacent to new public realm green space opening 2026.

ACCOMMODATION

We calculate the unit comprises the following approximate areas and dimension:

GF Restaurant / Bar	173.0 m ²	(1,862 sq ft)
GF Kitchen / Store	60.2 m ²	(648 sq ft)
First floor bar	67.5 m ²	(727 sq ft)
First Floor office / staff	18.6 m ²	(200 sq ft)
Total	319.3 m²	(3,437 sq ft)

The property has sole use of a sun terrace extending along the frontage of the property.

TERMS

The premises are available to let by way of a new effective full repairing and insuring lease at a commencing rental of £30,000 per annum exclusive for a term of years to be agreed.

LICENCING

The property has a late-night licence for recorded & Live music and alcohol sales until 03.00 am Mon- Sat, 12.30am on a Sunday.



RATING ASSESSMENT

The property has been assessed for rating at £32,000 2026/27 assessment. 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

An Energy Performance Certificate is rated as B (41). A full copy of the EPC is available for inspection.

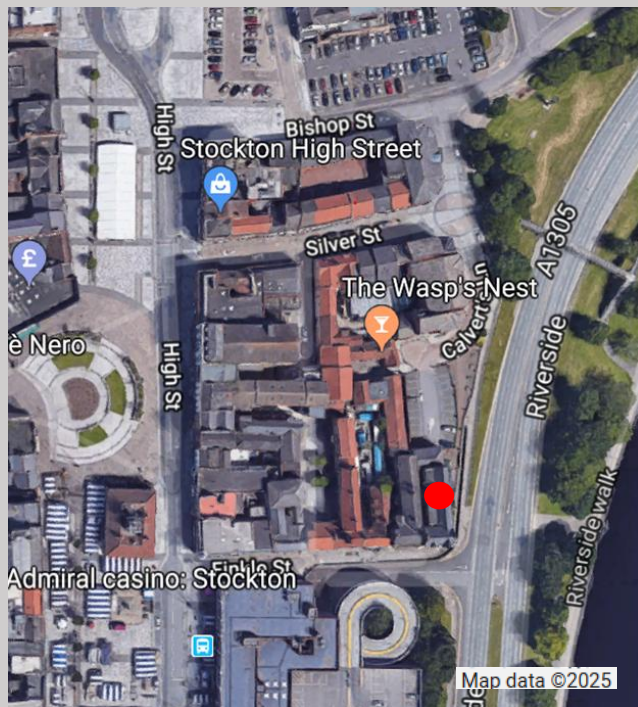
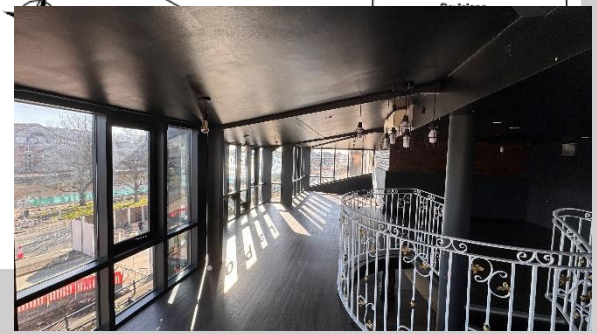
VIEWING

Strictly through the agents Connect Property North East:

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