

FOR SALE

70 Norton Road, Stockton on Tees TS18 2DE

- Established commercial location
- Excellent public transport links
- External yard to the rear
- Extensive public car parking nearby
- Basement storage
- 3-storey plus basement
- Grade II Listed
- Approx. **260 sq m (2,799 sq ft) NIA**

Contact: Tim Carter
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LOCATION

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.

The property is located on Norton Road close to the High Street and Wellington Square shopping area within Stockton town centre. The property is close to the recently completed town centre regeneration area.

DESCRIPTION

The premises comprise a Grade II listed 3-storey brick built mid-terraced building with dual pitched tiled roof. Internally, the premises provide predominantly cellular accommodation finished to a good specification and incorporates kitchen and wc facilities.
Externally, the property has grassed area to the front leading to Norton Road.

The property is Grade II listed with more info available as follows: (68-82, NORTON ROAD, 60-66, NORTON ROAD, Non Civil Parish - 1139947 | Historic England)

TERMS

For Sale Freehold with offers invited in excess of £110,000.

RATEABLE VALUE

We recommend interested parties contact the local rating authority directly to determine rates payable.

ACCOMMODATION

From our measured inspection we calculate that the units provide the following approximate gross internal areas:-

Basement	35 sq m (377 sq ft)
Ground Floor	90 sq m (969 sq ft)
First Floor	87 sq m (936 sq ft)
Second Floor	48 sq m (517 sq ft)
Total	**260 sq m (2,799 sq ft)**

USE

The vendor will not accept any residential use, and restrictions on use will be included in the transfer. Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

Rated G (165)

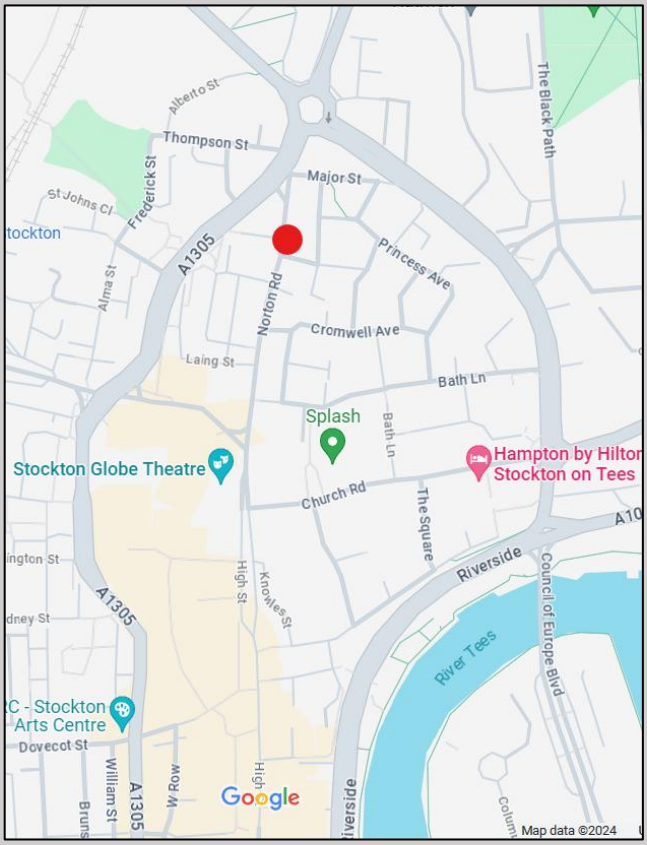
LEGAL COSTS

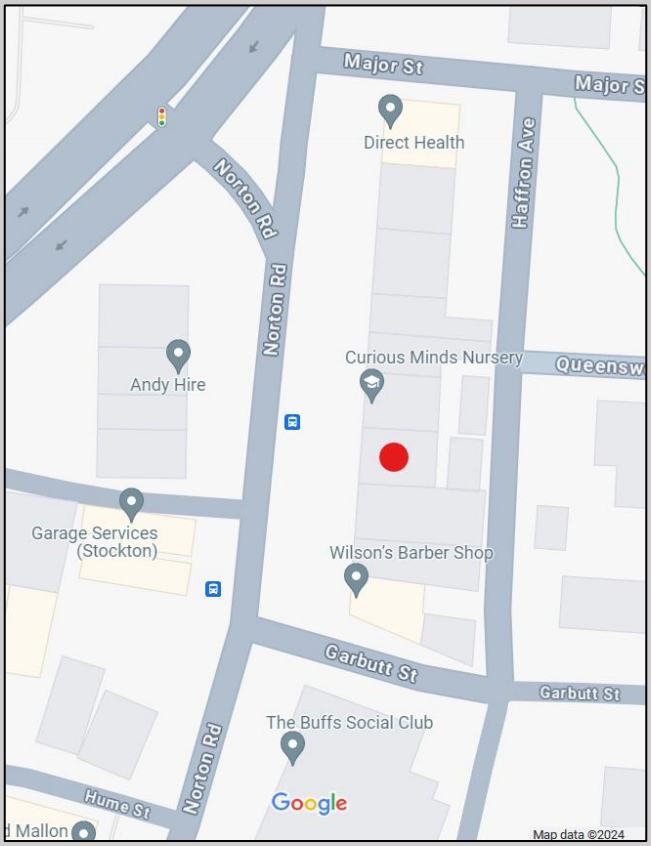
Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 07904 622278
Email: tim@cpne.co.uk





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