

SHOP TO LET
39 High Street, Stockton on Tees TS18 1SB

- **Close to new public central park (completion 2025)**
- **Total 133.8 m² (1,440 sq ft)**
- **Former Costa Coffee fronting High Street**
- **Suitable for a variety of uses (subject to planning)**
- **Close to Parking**

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 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 floor property. The unit has suspended ceilings, air conditioning.

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

Ground Floor Sales	133.8 m^2	(1,440 sq ft)

TERMS
The premises are available to let by way of a new full repairing and insuring lease at a commencing rental of £18,000 per annum exclusive for a minimum term of 5 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.

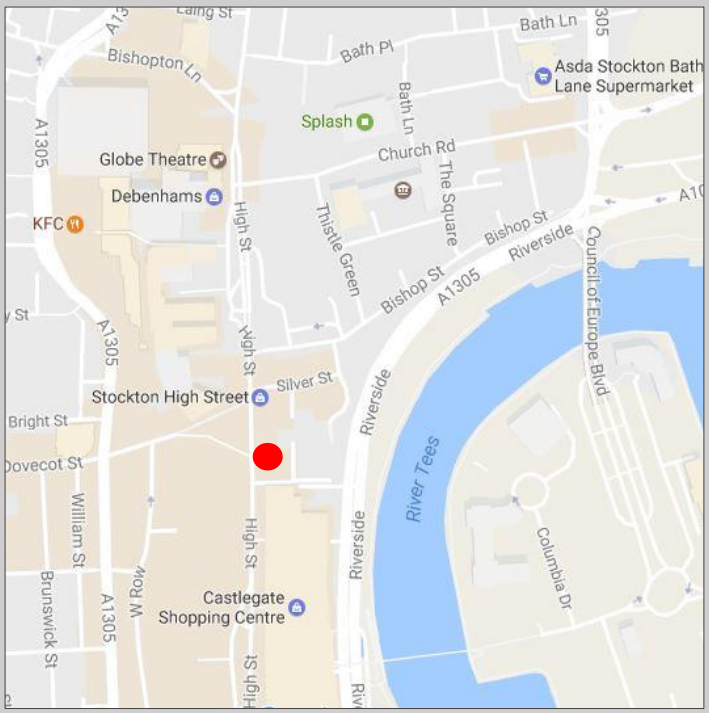
ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate has been assessed as B (33) A full copy of the EPC will be available for inspection if required.

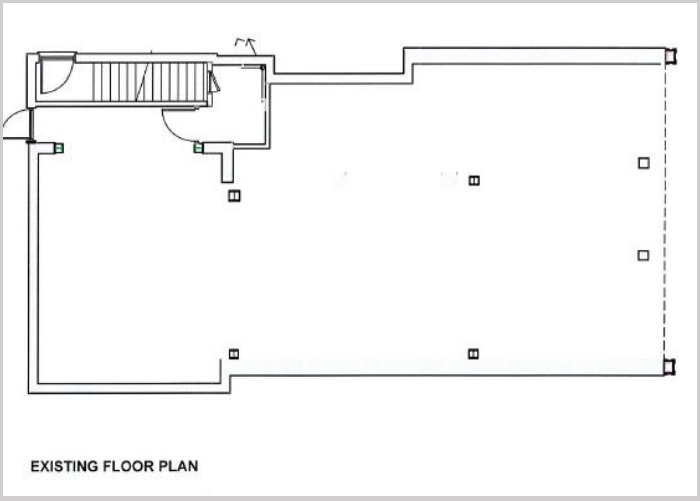
RATING ASSESSMENT
The property has been assessed for rating at £18,500 in the 2024/25 assessment. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

VIEWING
Strictly through the agents Connect Property North East:
Andrew Wilkinson
ddl: 01642 704932
Email: andrew@cpne.co.uk









Stockton-on-Tees



Experian Goad Plan Created: 03/03/2025
Created By: Connect Property North East Ltd

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