

Lot 35, 24 High Newham Court, Stockton-on-Tees, County Durham TS19 8PD

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Convenience Store Investment

- Substantial discount supermarket let until March 2040 (no breaks)
- Upward only 5 yearly rent reviews
- Approx. 401.59 sq. m. (4,323 sq. ft.)
- Situated within a well established local shopping precinct
- Excellent road connections
- Located adjacent to the 780 Home Meadow Rise Housing Development

Lot

35

Auction

26th March 2026

Rent

£7,500 per Annum Exclusive

Status

Available

Sector

High Street Retail,
Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles

30 miles south of Newcastle-upon-Tyne, 4 miles west of Middlesbrough

Roads

A19, A66, A135, A1

Rail

Stockton Railway Station

Air

Teesside International Airport

Situation

The property is situated on the North side of High Newham Road within a well established shopping precinct in a prominently residential area and benefits from excellent local communications. Nearby occupiers include Greggs, University Hospital of North Tees and a range of local businesses.

Tenure

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent.

Description

The property comprises a retail unit arranged on the ground floor and forms part of a larger retail parade with residential flats on the floors above, which are not included in the sale.

VAT

VAT is applicable to this lot.

Note

Units 14, 18, 22A & 22B and 31 are being offered separately as Lots 36, 40, 41 and 42.

Completion Period

8 week completion available.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Ground	Retail Ancillary	319.48 82.11	(4,323) (884)	P&O LOGISTICS (t/a Dart Foods)	15 years from 10/03/2025 until 09/03/2040	£7,500 (1)	10/03/2030 10/03/2035 (2)
Total		401.59	(4,323)			£7,500	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) A rent deposit of £2,250 is held by the Landlord.

(2) The rent reviews are upward only, linked to RPI or Open Market Value, whichever is the greatest.

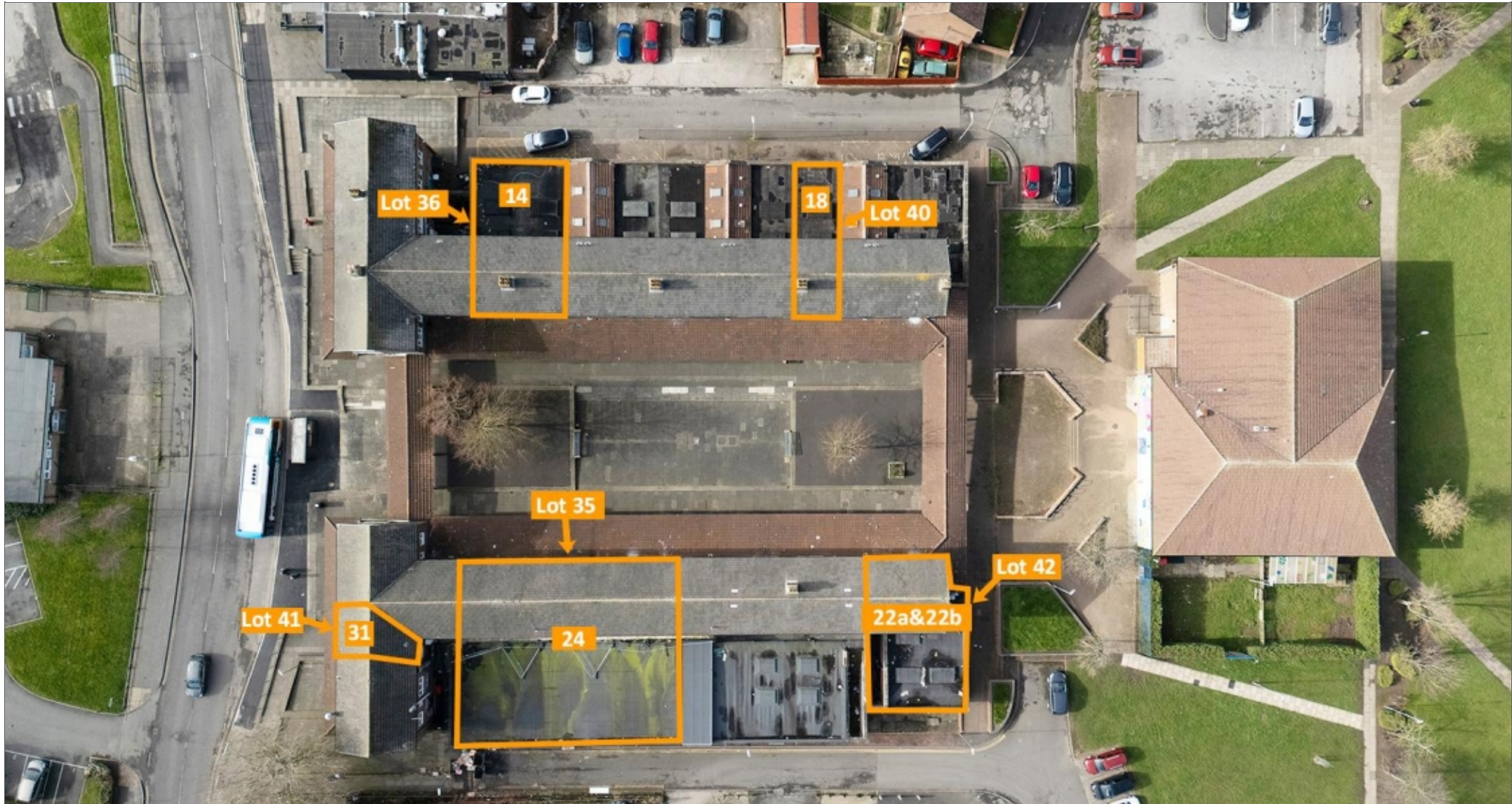
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Gnd Floor
Layouts



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2024