

**Lot 36, 14 High Newham Court, Stockton-on-Tees,**  
**County Durham TS19 8PD**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



# Lot 36, 14 High Newham Court, Stockton-on-Tees, County Durham TS19 8PD

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## Property Information

### Convenience Store Investment

- Asian Food Store let until October 2030
- Annual upward only rent reviews
- Approx. 154.33 sq. m. (1,661 sq. ft.)
- Situated within a well established local shopping precinct
- Excellent road connections
- Located adjacent to 780 home Meadow Rise Housing Development

#### Lot

36

#### Auction

26th March 2026

#### Rent

£9,210 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 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.

### EPC

Band C.

### 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 18, 22A & 22B, 24 and 31 are being offered separately as Lots 35, 40, 41 and 42.

### Completion Period

8 week completion available.

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## Tenancy & Accommodation

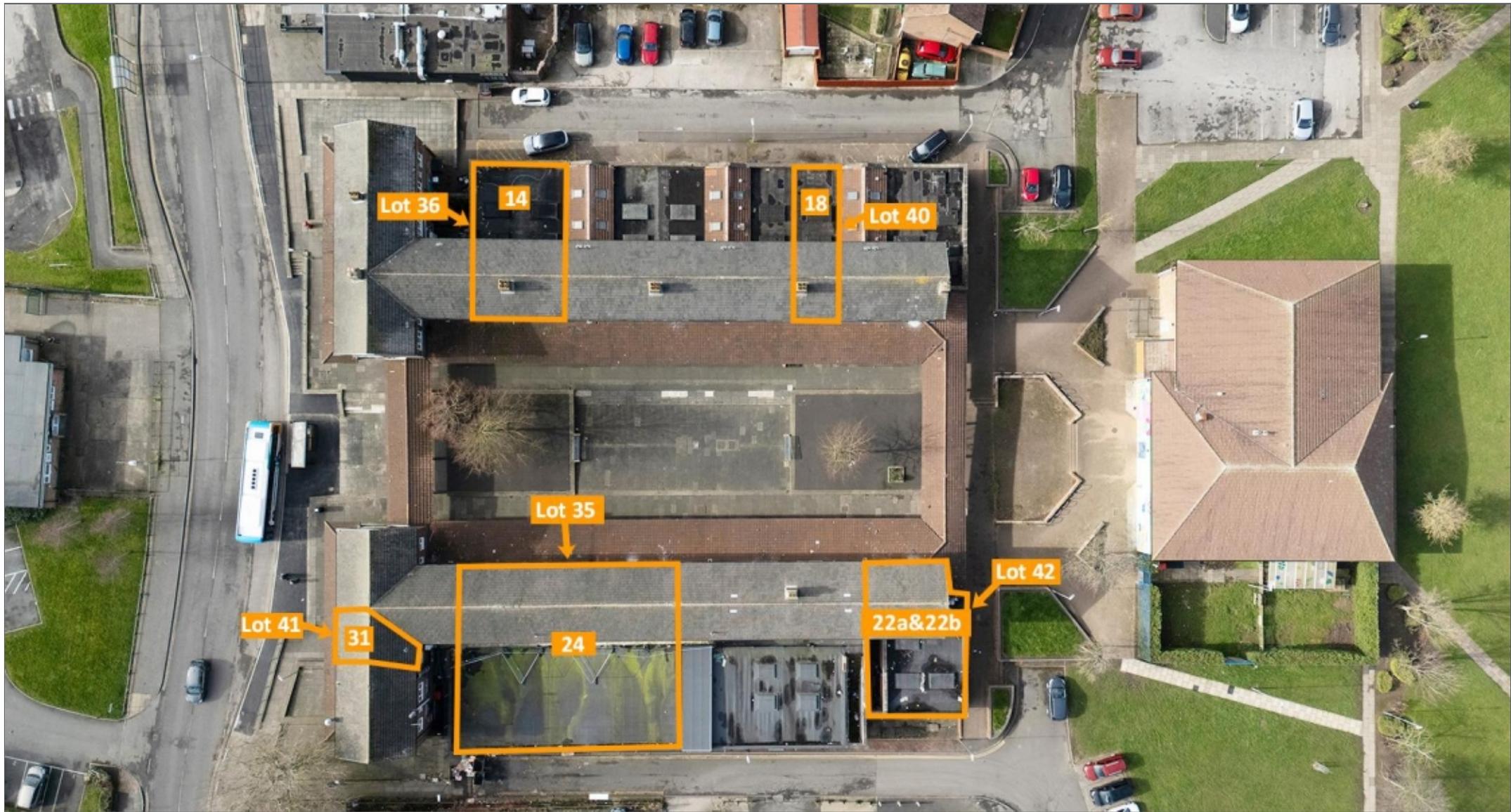
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.	Rent Review
Ground	Retail	154.33	(1,661)	MGB TEESSIDE LTD with personal guarantor (t/a SM Teesside Asian Store) (1)	10 years from 01/11/2020 (2)	£9,210 (4)	01/11/2026 01/11/2027 01/11/2028 01/11/2029 (3)
<b>Total</b>		<b>154.33</b>	<b>(1,661)</b>			<b>£9,210</b>	

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

- (1) The operator was trading from a smaller unit within the parade but opted to expand into this larger unit in 2020.
- (2) The lease provides for a landlord option to determine upon serving 3 months written notice at anytime.
- (3) The rent reviews are upward only, linked to RPI or Open Market Value, whichever is the greatest.
- (4) A rent deposit of £1,650 is held by the Landlord.

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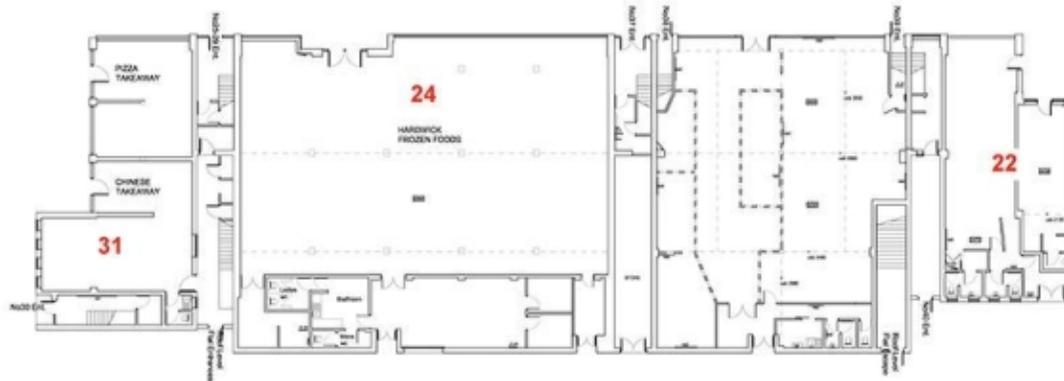


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Gnd Floor  
Layouts



Drawn by: [Name]  
Checked by: [Name]

Scale: 1:100

Project: [Name]

Client: [Name]

sp&architects  
Edwin Trotter Architects

23 Dr Market Place  
Stockton-on-Tees

Refinement Works  
High Newham Court  
Stockton-on-Tees

Existing Plans	Ground Floor
Scale	1:100
Sheet No.	1001
Block No.	5
Phase No.	00
Revision No.	01

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## Contacts

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2024