

Lot 41, 31 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For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)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

Restaurant Investment

- Let to Indian takeaway t/a Rhythm of Spices Indian Takeaway and Restaurant until 2035
- 3 yearly upward only rent reviews
- Approx. 59.60 sq. m. (642 sq. ft.)
- Situated within a well established local shopping precinct
- Excellent road connections
- Located adjacent to the 780 home Meadow Rise Housing Development

Lot

41

Auction

26th March 2026

Rent

£7,000 per Annum Exclusive

Status

Available

Sector

Takeaway

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 restaurant 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 24 are being offered separately as Lots 35, 36, 40 and 42.

Completion Period

8 week completion available.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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	Retail	59.60	(642)	RHYTHM OF SPICES LTD with two personal guarantors (t/a Rhythm of Spices Indian Takeaway and Restaurant)	10 years from 15/03/2025 (1)	£7,000 (2)	15/03/2028 15/03/2031 15/03/2034 (3)
Total		59.60	(642)			£7,000	

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

(1) The lease provides for a tenant option to determine the lease on the 14/03/2030.

(2) A rent deposit of £2,100 is held by the Landlord.

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

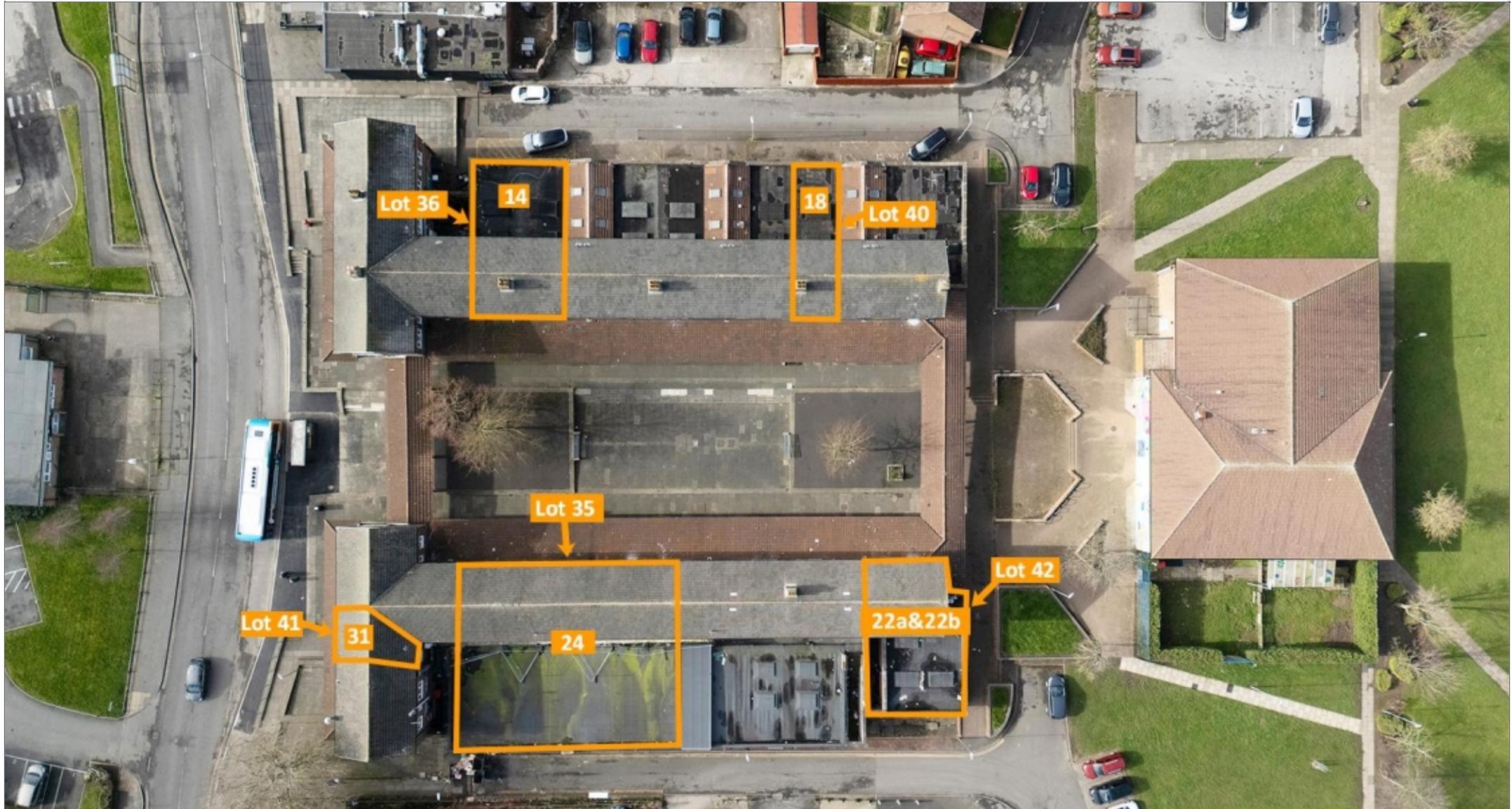
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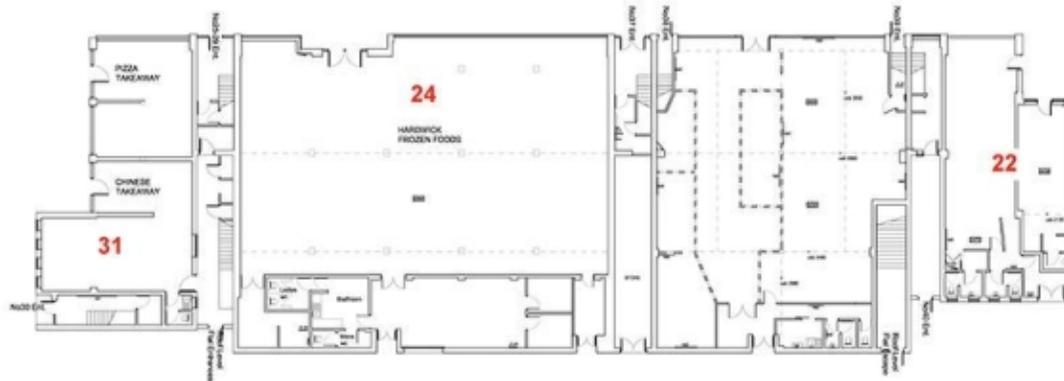


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Gnd Floor
Layouts



Scale
1:1000
1:2000
1:5000

Drawn by: [Name]
Checked by: [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	1:1000
Sheet No.	1001
Block No.	5
Phase No.	00
Drawn By	ET
Checked By	

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Contacts

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2024