

Lot 42, 22a & 22b 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For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)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

Retail Investment Opportunity

- Comprises a double fronted retail unit
- Approx. 95.69 sq. m. (1,030 sq. ft.)
- Immediate Asset management opportunities
- Situated within a well established shopping precinct
- Excellent road connections
- Located adjacent to the 780 home Meadow Rise Housing Development

Lot

42

Auction

26th March 2026

Vacant Possession

Status

Available

Sector

Retail, Vacant

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 local shopping precinct in a predominantly 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 two retail units arranged on the ground floor, currently interconnected and forms part of a larger retail parade with residential flats on the floors above, which are not included in the sale. The units may be capable of subdivision.

VAT

VAT is applicable to this lot.

Note

Units 14, 18, 24, and 31 are being offered separately as Lots 35, 36, 40 and 41.

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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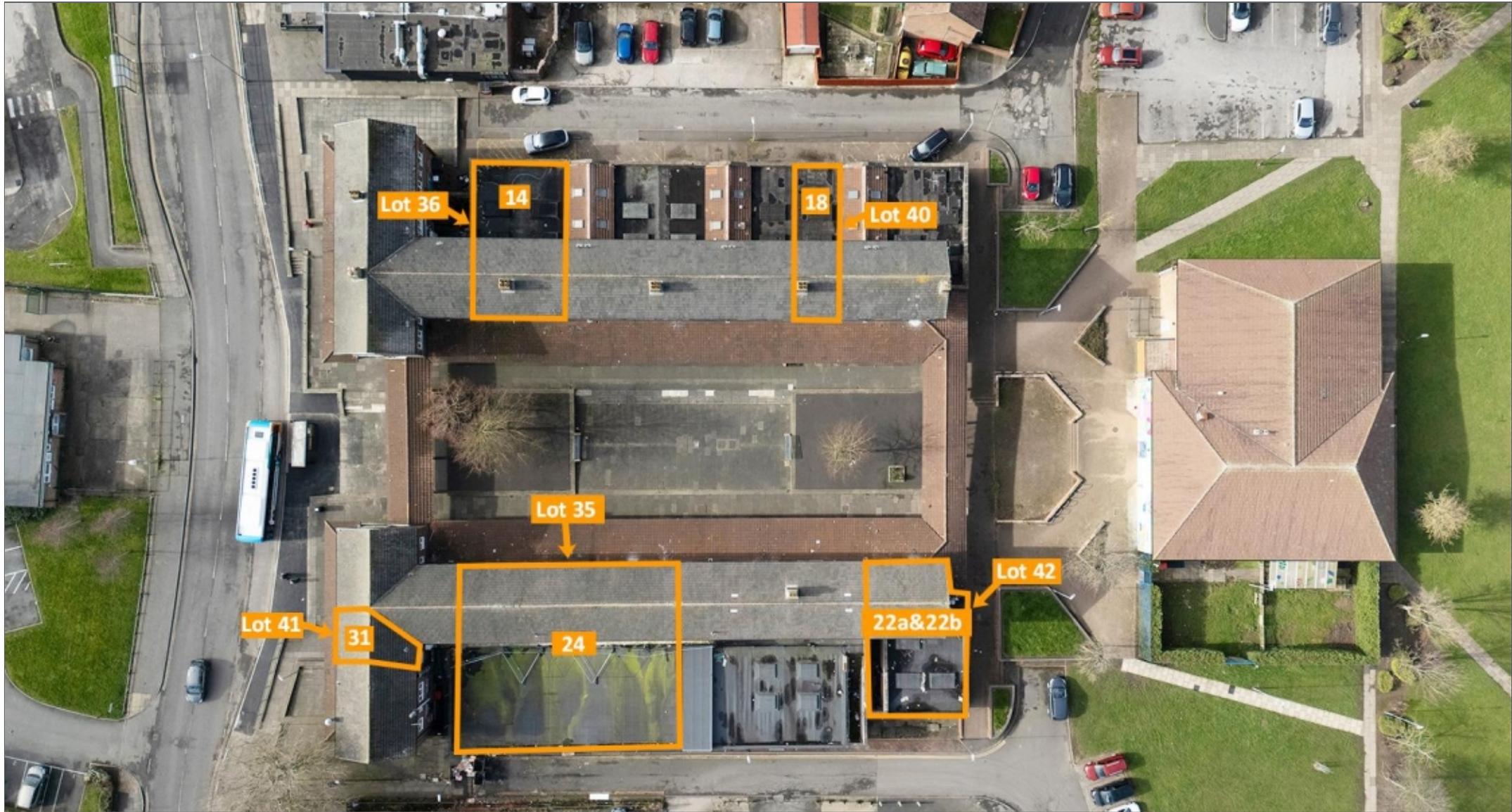
Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Retail	95.69	(1,030)	VACANT
Total		95.69	(1,030)	

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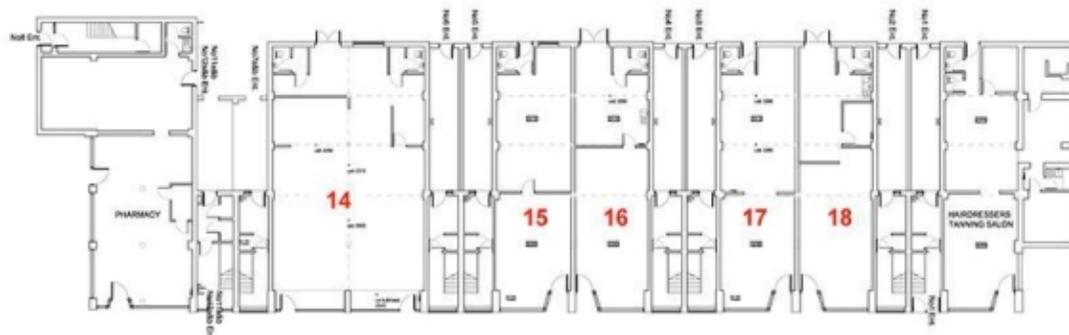
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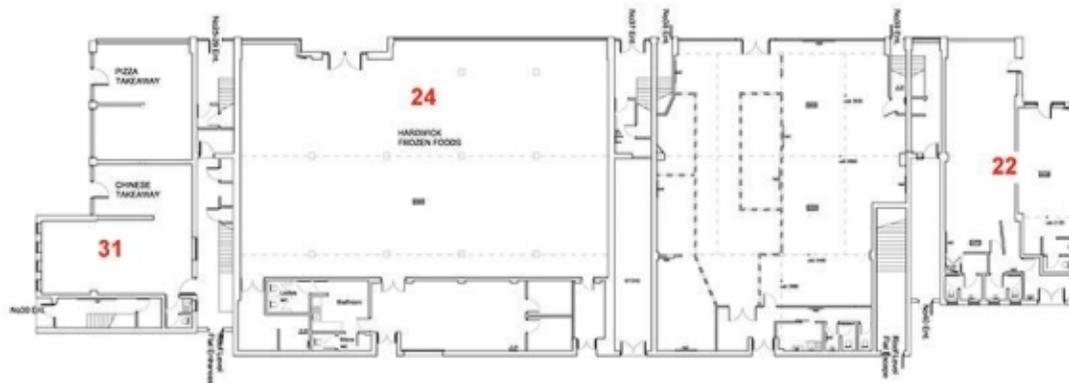
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Gnd Floor
Layouts



Scale
1:1000
1:2000
1:5000

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

sp&architects
Edwin Trotter Architects

22a & 22b High Newham Court
Stockton-on-Tees

Existing Plans
Ground Floor

1001	5	[X]	01	-
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2024