

# Lot 23, High Newham Court, Stockton-on-Tees,

County Durham TS19 8PD

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Local Shopping Precinct Investment

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## Property Information

### Freehold Local Shopping Precinct Investment

- 12 Retail Units and Residential Ground Rent Shopping Precinct
- Total floor area of approx. 3,076.50 sq. m. (33,115 sq. ft.)
- Situated within a well established local shopping precinct neighbouring The University Hospital of North Tees
- Excellent road connections
- Asset Management Opportunities
- Located adjacent to 780 home Meadow Rise Housing Development

#### Lot

23

#### Auction

6th May 2026

#### Rent

£46,334 per Annum Exclusive  
Landlord has right to manage and insure

#### Sector

High Street Retail,  
Supermarket/Convenience, Cafe

#### Status

Available

#### 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 as a well established 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

Freehold.

### Description

The property comprises 12 retail units arranged on the ground floor and forms part of a larger retail complex with 27 self-contained residential accommodation on the upper floors, which have been let on long lease.

### VAT

VAT is applicable to this lot.

### Completion Period

8 week completion available.

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## Tenancy & Accommodation

| Address              | Floor        | Use                     | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant   | Term                                       | Rent p.a.      | Rent Review                               |
|----------------------|--------------|-------------------------|----------------------------|-----------------------------|--|--|----------------|---|
| Unit 9-10            | Ground       | Retail                  | 104.32                     | (1,123)                     | J S LOCUM SERVICES LTD   | 999 years until 31/12/3016                 | Peppercorn     | -   |
| Unit 14              | Ground       | Retail                  | 140.93                     | (1,517)                     | MGB TEESSIDE LTD with personal guarantor (t/a SM Teesside Asian Store)<br>(1)                              | 10 years from 01/11/2020<br>(2)            | £9,210<br>(3)  | Annual - open market/RPI<br>(higher of)   |
| Unit 15              | Ground       | Retail                  | 75.21                      | (809)                       | INDIVIDUAL   | A term of years until<br>31/10/2026<br>(2) | £4,293<br>(4)  | -   |
| Unit 16              | Ground       | Retail                  | 69.76                      | (751)                       | INDIVIDUAL   | A term of years until<br>14/07/2029        | £4,170<br>(5)  | Annual - open market/RPI<br>(higher of)   |
| Unit 17              | Ground       | Retail                  | 74.70                      | (804)                       | INDIVIDUAL   | A term of years until<br>30/09/2029<br>(2) | £3,659<br>(6)  | Annual - open market/RPI<br>(higher of)   |
| Unit 18              | Ground       | Retail                  | 69.95                      | (753)                       | INDIVIDUAL   | 6 years from 31/12/2020<br>(2)             | £6,705<br>(7)  | Annual - open market/RPI<br>(higher of)   |
| Unit 19-21           | Ground       | Retail                  | 105.25                     | (1,133)                     | INDIVIDUALS  | 999 years until 31/12/3016                 | Peppercorn     | -   |
| Unit 22a & 22b       | Ground       | Retail                  | 95.69                      | (1,030)                     | VACANT   | -  | -              | -   |
| Unit 23              | Ground       | Retail                  | 249.81                     | (2,689)                     | MEMBERS CHURCH OF GOD INTERNATIONAL CHAPTER  | 999 years until 31/12/3016                 | Peppercorn     | -   |
| Unit 24              | Ground       | Retail                  | 403.93                     | (4,348)                     | P&O LOGISTICS (t/a Dart Foods)   | 15 years from 10/03/2025                   | £7,500<br>(8)  | 5 yearly - open market/RPI<br>(higher of) |
| Unit 30              | Ground       | Retail                  | 39.94                      | (430)                       | FUNTOOL LTD  | 999 years until 31/12/3016                 | Peppercorn     | -   |
| Unit 31              | Ground       | Retail                  | 59.60                      | (641)                       | RHYTHM OF SPICES LTD with two personal guarantors (t/a Rhythm of Spices Indian<br>Takeaway and Restaurant) | 10 years from 15/03/2025<br>(9)            | £7,000<br>(10) | 3 yearly - open market/RPI<br>(higher of) |
| Flat 8               | First/Second | Residential             | 91.04                      | (980)                       | J S LOCUM SERVICES LTD   | A term of years until<br>31/12/2141        | £100           | Increasing by £100 every 25<br>years      |
| High Newham<br>Court | First/Second | Residential 26<br>flats | 1,496.37                   | (16,107)                    | TR REIT PROPCO 5 LTD   | A term of years until<br>31/12/2141        | £2,704         | Increasing by £2,600 every<br>25 years    |
| Parking Spaces       | -            | Car Park                | -                          | -                           | TR REIT PROPCO 5 LTD   | A term of years until<br>31/12/2141        | Peppercorn     | -   |

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|--------------|-------|------------|----------------------------|-----------------------------|------------------------------------|-------------------------------------|----------------|--------------|
| -            | -     | CCTV       | -                          | -                           | MY SPACE HOUSING SOLUTIONS         | A licence until 15/10/2042<br>(11)  | £722           | Annual - RPI |
| Substation   | -     | Substation | -                          | -                           | NORTHERN POWERGRID (NORTHEAST) PLC | A term of years until<br>08/09/2047 | £375           |              |
| <b>Total</b> |       |            | <b>3,076.50</b>            | <b>(33,115)</b>             |                                    |                                     | <b>£46,334</b> |              |

(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) A rent deposit of £1,650 is held by the Landlord.

(4) A rent deposit of £1,200 is held by the Landlord.

(5) A rent deposit of £1,200 is held by the Landlord.

(6) A rent deposit of £1,050 is held by the Landlord.

(7) The Tenant is not currently trading from the property. A rent deposit of £1,080 is held by the Landlord.

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

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

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

(11) The licence provides for a tenant option to determine on 15/10/2037 and a Landlord option to determine at anytime upon serving 6 months written notice.

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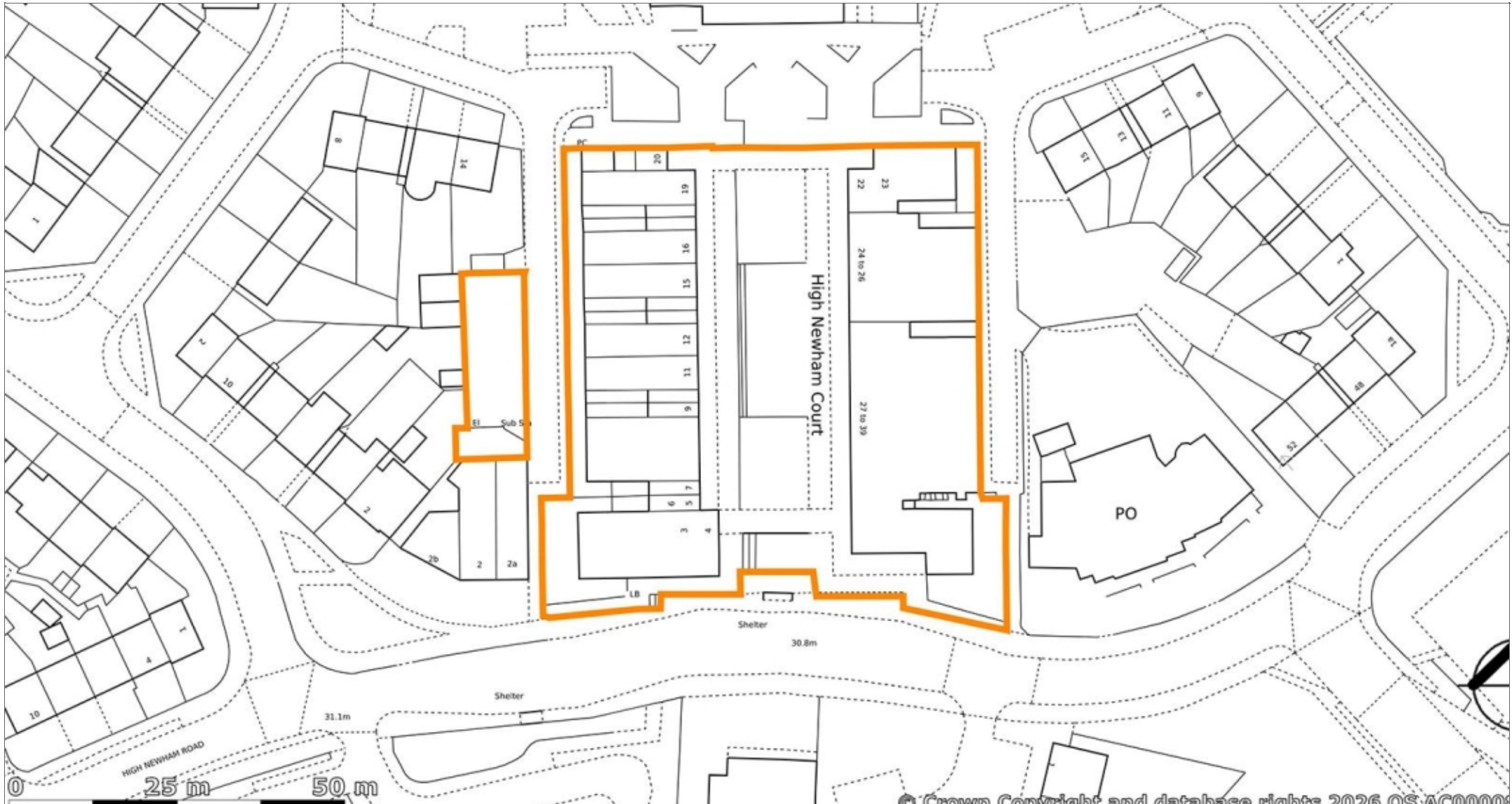
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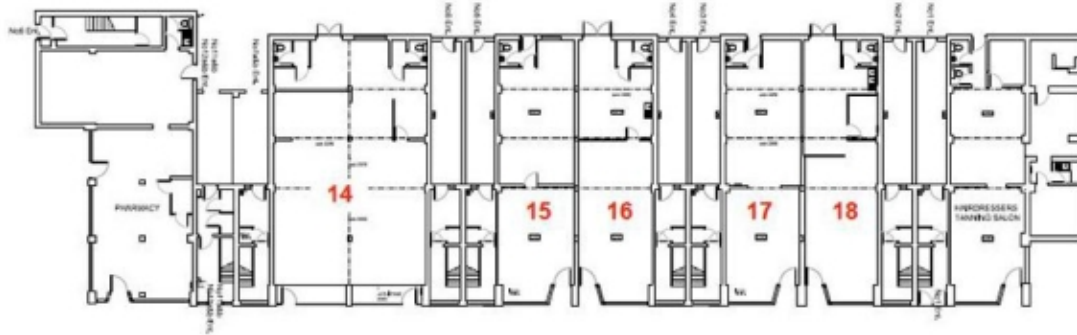
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Gnd Floor  
Layouts



**sp&architects**  
Edwin Trotter Architects

Architects  
2000-2001  
2002-2003  
2004-2005  
2006-2007  
2008-2009  
2010-2011  
2012-2013  
2014-2015  
2016-2017  
2018-2019  
2020-2021  
2022-2023  
2024-2025  
2026-2027

10001 5 00 01

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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Johnsons Solicitors Limited

92 London St

Reading

Berks

RG1 4SJ

#### Tim Clift

01189 227 220

[tim@johnsons-law.co.uk](mailto:tim@johnsons-law.co.uk)

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