

131 High Street, Stockton-on-Tees, Cleveland TS18 1LP

Freehold Retail Investment

Lot 26

£29,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	46.30 sq m (498 sq ft)	DAWSON & SANDERSON LTD (1)	5 years from 05/07/2016 on a full repairing and insuring lease	£29,500	04/07/2021
First	Ancillary	51.73 sq m (557 sq ft)				
Totals		98.03 sq m (1,055 sq ft)			£29,500	

(1) For the year ending 31st August 2017, Dawson & Anderson Ltd reported a turnover of £9,918,013, a pre-tax profit of £310,624 and a total net worth of £4,423,082 (Source: Experian Group 25/04/2019).

Key Details

- Prime pedestrianised town centre location
- 30m from the Wellington Square Shopping Centre
- Neighbouring occupiers include Caffè Nero, Shoe Zone, Greggs, New Look, Halifax, HSBC and Lloyds Bank

Location

Miles: 3 miles west of Middlesbrough
30 miles south of Newcastle
43 miles north of York

Roads: A66, A19, A1

Rail: Stockton Station, Thornaby Station

Air: Durham Tees Valley Airport

Situation

The property is prominently situated at the junction of the pedestrianised High Street and Dovecot Street, 30 metres from the main entrance to Wellington Square Shopping Centre. Neighbouring occupiers include Marks & Spencer, Greggs, New Look, River Island and Halifax, HSBC and Lloyds Banks.

Description

The property comprises a corner retail unit with ground floor retail accommodation and first floor ancillary accommodation.

Tenure

Freehold.

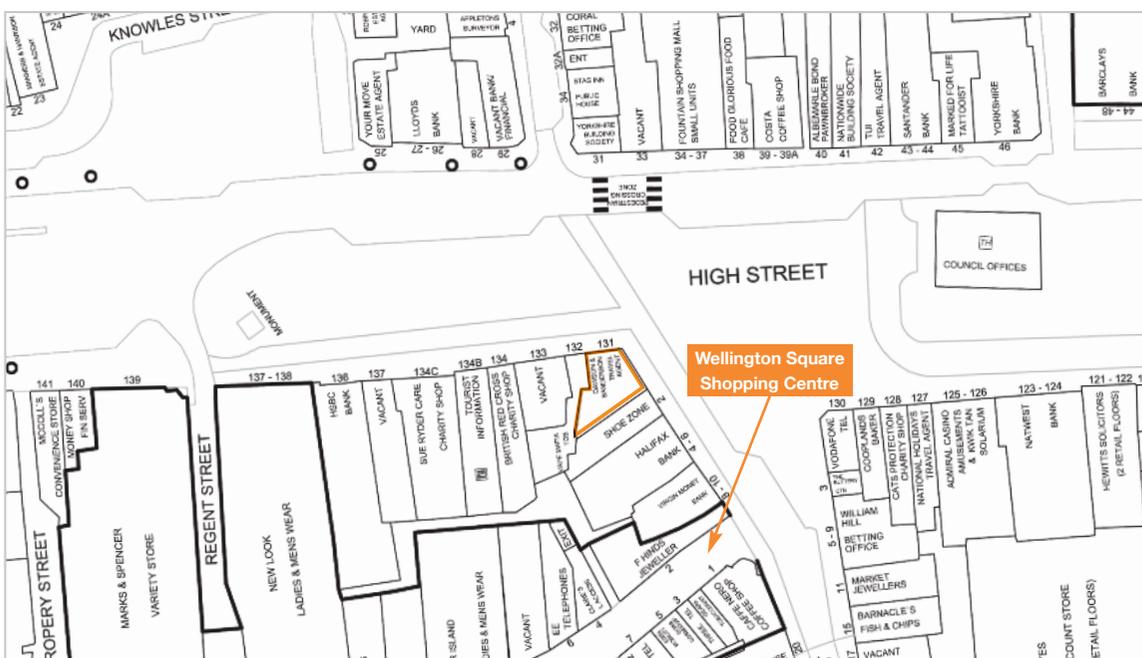
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.



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