

Lot 25

Vacant

Former M&S, 139 High Street, Stockton-on-Tees, County Durham TS18 1LW Freehold Town Centre Development Opportunity



Photo taken in 2017. Tenant no longer in occupation

Key Details

- Substantial property comprising approximately 3,335 sq m (35,898 sq ft) on ground, first and second floors
- Change of Use potential (subject to necessary consents)
- Of interest to owner occupiers, investors and developers
- Prominent pedestrianised town centre location
- Fronts Wellington Square Shopping Centre and High Street, with nearby retailers including Superdrug, Boots Opticians, JD Sports, Vision Express and Greggs

Location

Miles: 39 miles south of Newcastle upon Tyne
50 miles north of York
Roads: A19, A66(M), A1(M)
Rail: Stockton
Air: Teesside International Airport

Situation

Stockton-on-Tees is a large market town in County Durham, approximately 39 miles south of Newcastle upon Tyne and 50 miles north of York. The property is situated on the west side of High Street, in a prominent location as well as also fronting Wellington Square Shopping Centre, with retailers including Superdrug, Boots Opticians, JD Sports, Vision Express and Greggs. The property also benefits from various close-by bus stops providing access to the rest of the town.

Description

The property comprises a substantial, three storey former Marks & Spencer Store, arranged over ground, first and second floors.

Tenure

Freehold.

VAT

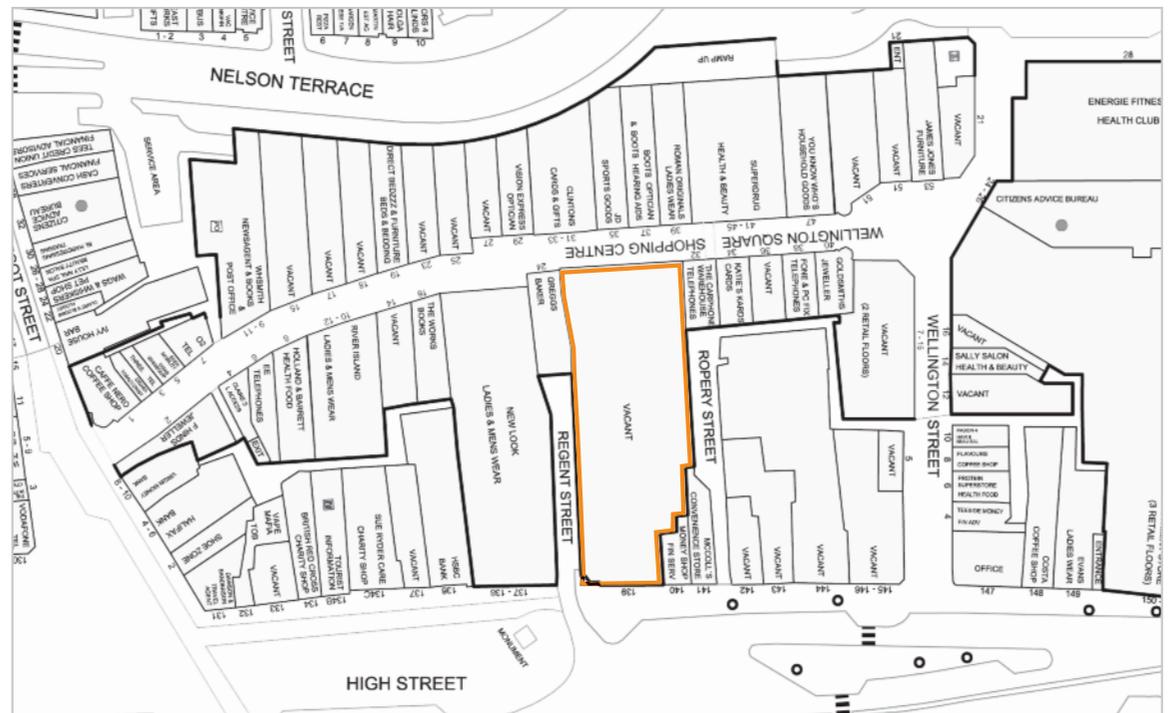
VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	1,969.62 sq m	(21,201 sq ft)	VACANT
First	Ancillary	1,182.55 sq m	(12,729 sq ft)	
Second	Ancillary	182.83 sq m	(1,968 sq ft)	
Total		3,335.00 sq m	(35,898 sq ft)	



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