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FOR SALE

**Versatile Commercial Premises
(Presently split into two units)**

1/2 Tennant Street, Stockton, TS18 2AJ

**Freehold
Offers Over £100,000**



SITUATION/LOCATION

The property is situated just off Norton Road within walking distance of Stockton High Street and opposite Tennant Street Medical Practice. The general area is mixed residential and commercial occupiers. The premises are conveniently located for good road links to the A19 via the A1046 Durham University Queens Campus and Stockton Riverside College are within approximately 15 minutes walking distance.

PREMISES

Detached single storey premises of brick construction with cement rendered elevations under flat roof. There are approximately 2 parking spaces to the rear of the property. There is roller shutter door access off Thomas Street to the side together with main access to the premises from the front of the building. The property is presently divided into two separate units although this could be incorporated to provide one large showroom space if required. Public car parking is within the vicinity.

ACCOMMODATION

Unit 1

Presently divided into reception area with five offices, kitchen, wc and store.

Overall Net Internal Area
127.2sq.m.(1,368.7sq.ft.)

Part UPVC double glazing, wall mounted air conditioning unit, roller shutter protection to windows and frontage.

Unit 2

Predominantly open plan incorporating three stores and two wcs.

Total Net Internal Area
164.8sq.m. (1,774sq.ft.)

Total Net Internal Area 292sq.m. (3,142sq.ft.)

Outside

Parking to the rear for maximum two cars.

TENURE

Freehold

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

Unit 1 £7,100

Unit 2 Not rated

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

F - 144

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