



Tenure

Freehold.

Location

Stockton-on-Tees has a resident population of some 179,500 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications being 2 miles west of the A19 link road and 1 mile north of the A66 dual carriageway which links the A19 with the A1(M) motorway. Stockton-on-Tees is undergoing a major regeneration with an investment of some £38 million and full details can be found on www.rediscoverstockton.co.uk.

The first phase started at the southern end of the High Street with completion due by 2015. The renovation and restoration process will include removal and replacement of the old paving, kerbs, lighting, street furniture, drains, utility cables, road surfaces and signals and repositioning of bus tops, taxi ranks and Dodshon's Fountain.

The property is situated in the heart of the town centre on the eastern side of the pedestrianised High Street opposite its junction with Dovecot Street.

Occupiers close by include Barclays, Yorkshire Bank, Santander, Halifax, HSBC and Lloyds Banks, Albermale & Bond, Savers, Thomas Cook and Boots Opticians.

Description

The property is arranged on basement, ground and three upper floors to provide a large open plan ground floor shop with a mixture of open plan and cellular accommodation on the first floor, the second and third floors are unrefurbished and not presently used. There is a small car park for three vehicles at the rear.

The property provides the following accommodation and dimensions:

| | | |
|------------------------|---------------|----------------|
| Gross Frontage | 12.50 m | (41') |
| Net Frontage | 11.00 m | (36' 1") |
| Shop Depth | 26.80 m | (87' 11") |
| Built Depth | 30.45 m | (99' 10") |
| Basement – (No Access) | | |
| Ground Floor Sales | 297.30 sq m | (3,200 sq ft) |
| Ground Floor Ancillary | 25.35 sq m | (273 sq ft) |
| First Floor | 266.70 sq m | (2,871 sq ft) |
| Second Floor | 301.65 sq m | (3,247 sq ft) |
| Third Floor | 314.70 sq m | (3,388 sq ft) |
| Total | 1,205.70 sq m | (12,979 sq ft) |

Tenancy at Will

The property is at present let on a tenancy at will to Healthy Planet Foundation at a peppercorn rent. Healthy Planet are responsible for the non-domestic rates.

Rateable Value

(2010) £72,000.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 103 Band E (Copy available on website).

Stockton-on-Tees

34-37 High Street

Cleveland

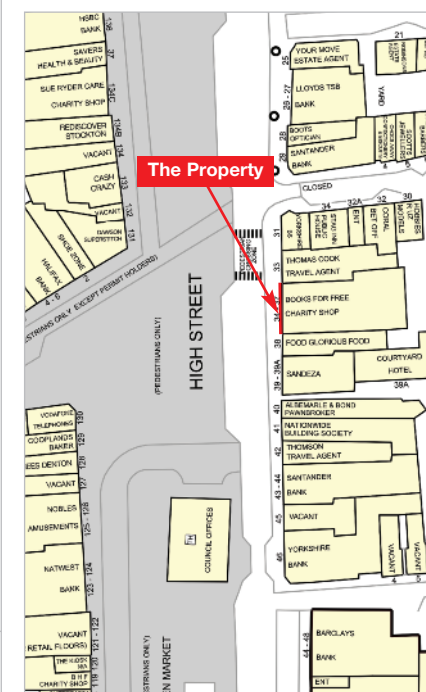
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- Large Freehold Shop let on a Tenancy at Will
- Large town centre shop with three upper floors
- Pedestrianised position
- Providing 1,205.7 sq m (12,979 sq ft) accommodation in total

Tenancy at Will

**RESERVE NOT TO EXCEED
£95,000 UNLESS SOLD PRIOR
TO AUCTION**

**SIX WEEK COMPLETION
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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