



### 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 two miles west of the A19 link road and one mile north of the A66 dual carriageway, which links the A19 with the A1(M) Motorway. The property is well situated in the pedestrianised town centre, on the west side of the High Street close to the junction with Dovecot Street and the main square of the town. There is an entrance to the Wellington Shopping Centre approximately 75 yards from the property. Occupiers close by include Your Move, Lloyds, Boots Opticians (all opposite), Shoe Zone, Dawsons & Sandersons Travel Agents (Lot 64), HSBC, New Look, Marks & Spencer, River Island, WH Smith and a number of other national traders.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor retail unit with ancillary storage in the basement (restricted ceiling height). The first and second floors are vacant and separately accessed from the front.

### Planning

The upper parts may lend themselves to conversion into residential, subject to obtaining all the necessary consents.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	Sue Ryder (2)	Gross Frontage 10.60 m Net Frontage 9.85 m Shop Depth 21.60 m Built Depth 27.60 m	10 years from 25.03.2017 Rent review in the 5th year FR & I (1) Tenant break option in March 2022	£22,500 p.a.	Rent Review 2022
First and Second Floors	Vacant	First Floor (3) 90.60 sq m Second Floor (3) 99.40 sq m Total 190.00 sq m			

- (2) No. of Branches: over 450.  
Website Address: [www.sueryder.org](http://www.sueryder.org)  
For the year ended 31st March 2016, Sue Ryder reported a pre-tax profit of £5.8m and a net worth of £57.8m. (Source: Experian 22.08.2017.)  
(3) Not inspected by Allsop.

**Total £22,500 p.a.**

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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## Stockton-on-Tees

### 134 High Street

### Cleveland

### TS18 1LP

- **Freehold Shop Investment with Vacant Upper Parts**
- Prominent town centre location
- Shop let on a new 10 year lease (1)
- Shop let to Sue Ryder
- Shop Rent Review 2022
- Vacant upper parts comprising 190 sq m (2,045 sq ft)
- Current Rent Reserved  
**£22,500 pa**

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