

# Prominent Corner Unit - To Let



## Stockton-on-Tees

147 High Street

Ground Floor: 2,057 sq ft (191.10 sq m)

Rent: £37,500 pax

Suitable for a variety of uses: F&B / Grab & Go / Retail  
(subject to necessary consent)

## Location & Description:

- Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation.
- Stockton Borough Council have recently demolished the Castlegate Centre having relocated a number of high profile retailers to Wellington Square. This has consolidated the prime retailing pitch and provided a much more 'fit for purpose' shopping experience. The former Castlegate Centre has been transformed into a new waterfront urban park.
- Wellington Square provides over 250,000 sq.ft of retail space plus 800 car parking spaces and houses retailers including Iceland, River Island, Specsavers, Caffè Nero, Poundland, JD, Heron, and Superdrug and Barclays.
- The property sits at the junction of Wellington Street and High Street, arguably the most prominent position in the town centre.
- The refurbished Globe Theatre lies metres to the north and re-opened its doors in 2021, hosting major acts and artists on a regular basis. The Globe is the focus of Stockton's vibrant nightlife scene.

## Demise:

Ground Floor	2,057 sq ft	(190.10 sq m)
First Floor (potential sales/storage)	1,296 sq ft	(120.40 sq m)
Second Floor Storage	968 sq ft	(89.93 sq m)

## Rent:

£37,500 per annum exclusive.

## Lease:

New FRI lease for a term to be agreed.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2026) – £36,250.

## Date Prepared:

May 2026

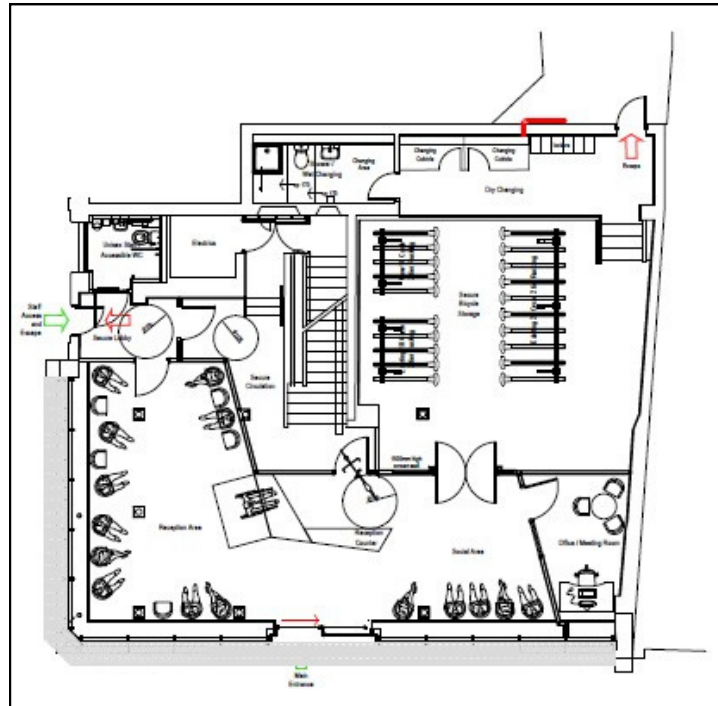
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Contact Us:

**Richard Barker**

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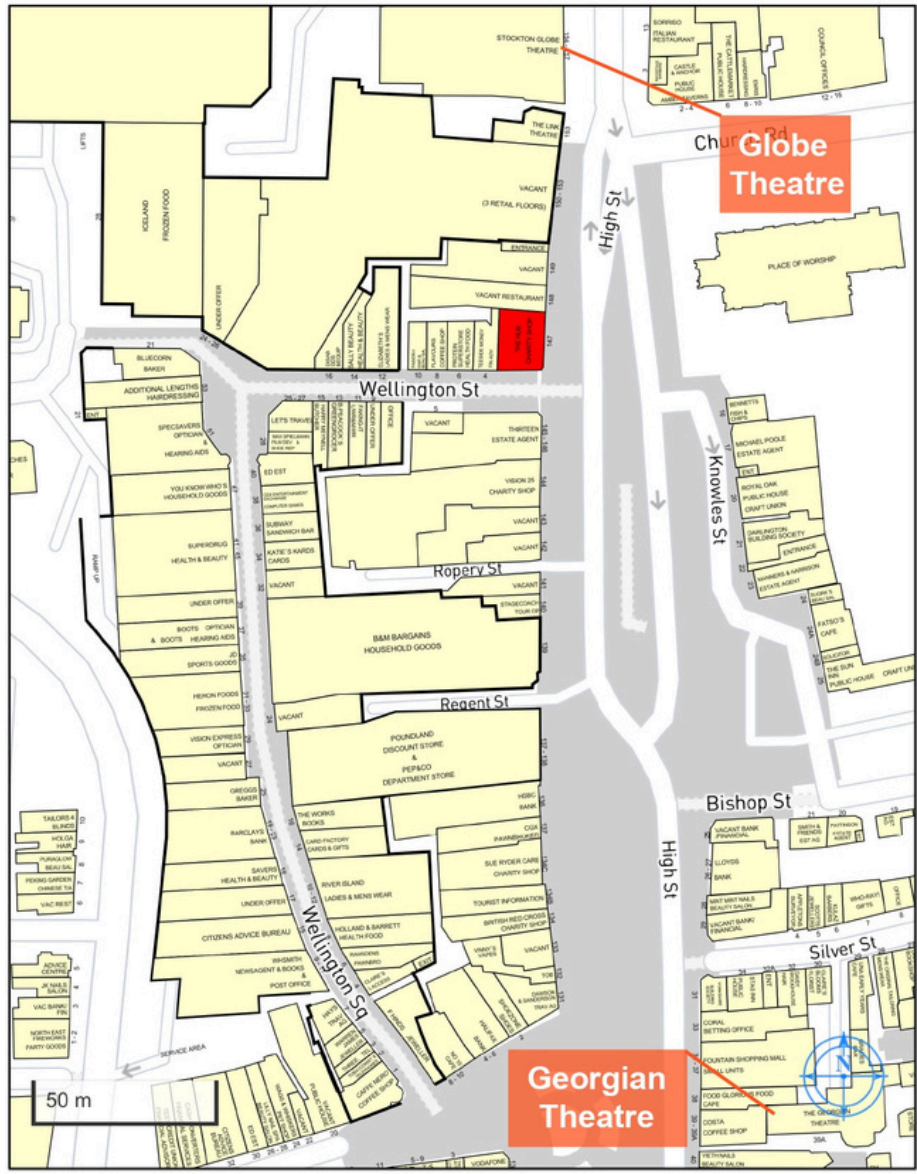
Ground Floor



East (Front) Elevation

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 Stockton-on-Tees (147 High Street Goad)  
Modified: 11-May-26 10:34:49 / Surveyed: 14-Apr-24



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