



**HIGH STREET PROPERTY / CLASS A2**

8-10 Dovecot Street, Stockton on Tees TS18 1LN



**FOR  
SALE**

**Price: £225,000**

**Ground Floor Area**

1,256 Sq ft / 117 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation. The town has a population of 85,000, with a population of around 196,000 in the wider area, the Borough of Stockton-on-Tees, according to 2017 estimates by ONS UK.

Having purchased both Shopping Centres in 2019, Stockton Borough Council have outlined their intention to demolish the Castlegate Centre within the town centre, relocating retailers to Wellington Square in a bid to consolidate the retail provision in to one core location.

The property is situated on Dovecot Street next to the entrance to Wellington Square Shopping Centre. Nearby occupiers include F Hinds, Caffe Nero and Shoe Zone.

**Proposal:**

We are seeking a price of £225,000 exclusive.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1256	116.69
Basement	565	52.49
First Floor	644	59.83
Second Floor	733	68.10

**Tenure:**

We are advised that the premises are held freehold.

**Business Rates:**

The premises currently has a rateable value of £19,000.

For further details visit [Gov.uk](http://Gov.uk) or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

August 2020

Subject to Contract

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