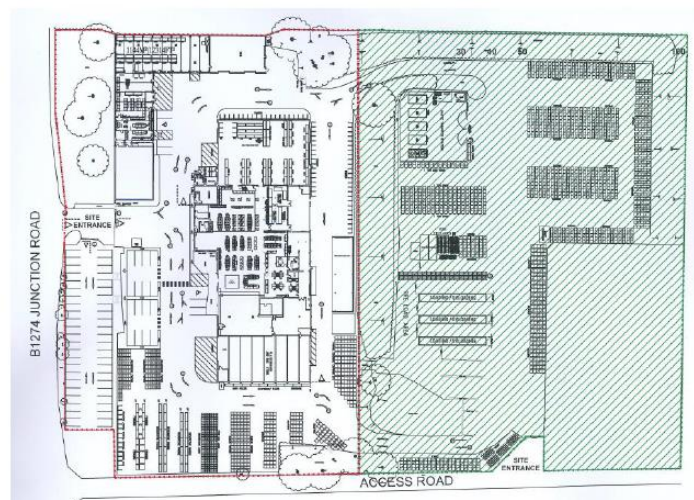




For Sale / May Let

Junction Road, Norton, TS19 9PB

- **Jewson branch unaffected**
- Surplus stockyard site
- Site area c3.7 acres
- Majority hard standing
- Fully fenced secure site
- Access off Junction Road
- Adjacent to Tesco Extra
- Suitable for a variety of uses, subject to planning consent



Location

The property is located on Junction Road in Norton, close to the junction with the A177 Durham Road, approximately 2 miles northwest of Stockton town centre.

Access is via a private road off Junction Road. This road also provides access to the Roseworth Community and Social Club.

Description

A secure fenced site of approximately 3.7 acres. The site is broadly level, the majority being surfaced with tarmac and concrete for use as a stockyard.

The site is elevated at a higher level above the Jewson branch and a new fenced boundary will be erected to separate the two sites.

Business Rates

The site is currently assessed as part of the whole Jewson premises, therefore a new assessment will be required for the site.

Services

The Purchaser/Tenant will be responsible for services connections to the site.

Tenure

The site is offered for sale Freehold or to let by way of a new lease for a term of years to be agreed.

Price / Rent

Price on application
Rent - £55,000 pa

VAT

All figures quoted are exclusive of VAT which may apply.

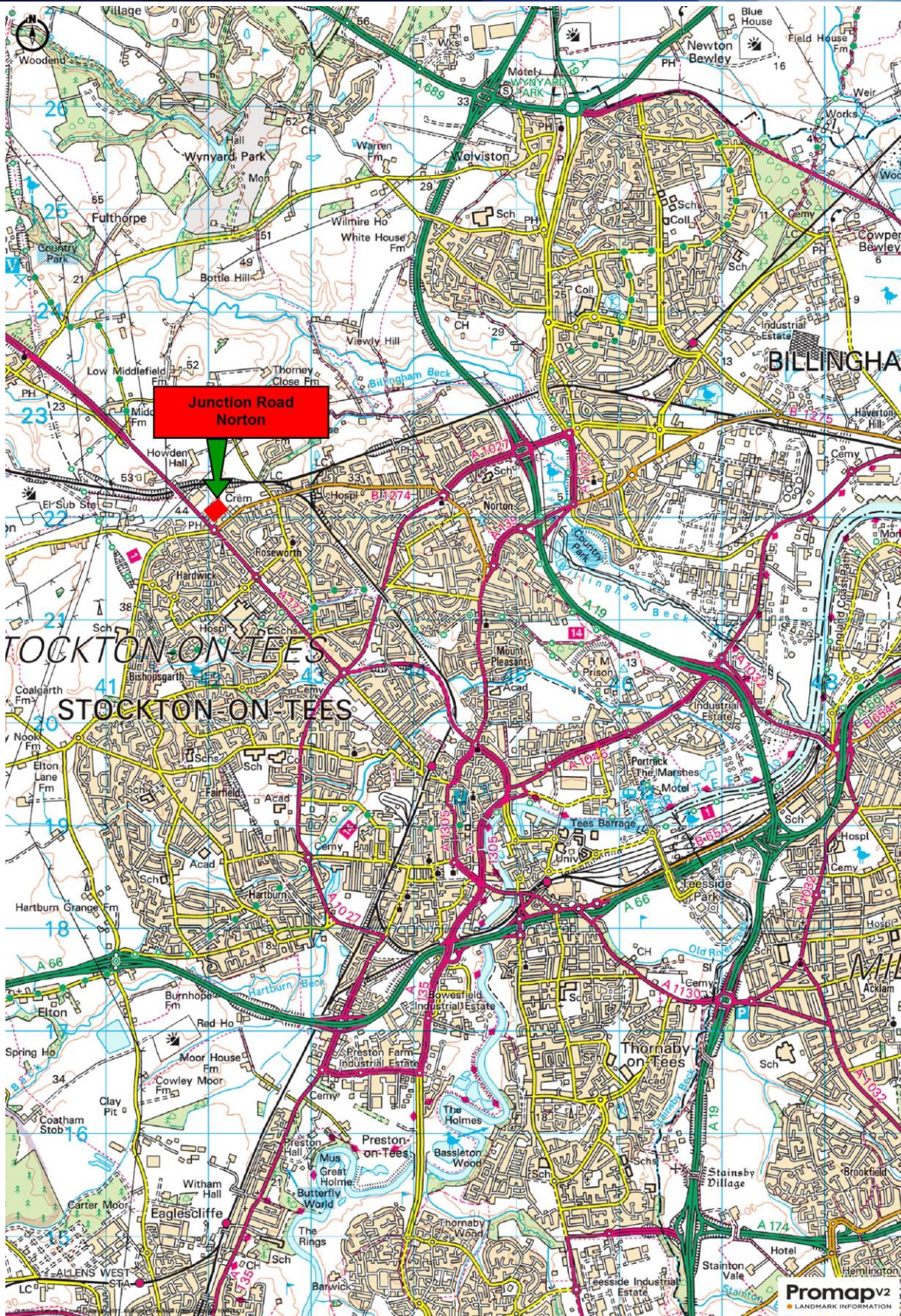
Viewing

Via sole agents HTA Real Estate

Nick Atkinson - nick@htare.co.uk
Direct Tel: 0191 245 3011

Russell Taylor - russell@htare.co.uk
Direct Tel: 0191 245 3012

February 2021



IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by HTA Real Estate Ltd in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither HTA Real Estate Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. HTA Real Estate Ltd is a limited company registered in England with registered number 8724530. Registered Office: Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne NE2 1TJ. Photographs: May 2018. Brochure: May 2018