

## FOR SALE

15 High Street, Norton, TS20 1AH

Price: £170,000



- ❖ Prime and rarely available freehold property
- ❖ Strong occupier demand for retail and leisure uses
- ❖ Useable floor area of approx. 91.76 sq m / 988 sq ft
- ❖ Ground floor retail area and workshop with upper floor offices / storage
- ❖ Nearby occupiers include Costa, Greggs, Tesco Express & Boots

## Description

Prime and rarely available freehold property in the centre of Norton. The property is currently used by a shoe repair and key cutting business but would suit a variety of uses including retail, office, leisure or café/restaurant (subject to planning).

## Location

The property is located in a visible position in the centre of town. Surrounding occupiers include a mix of national and independently owned retailers including Costa, Greggs, Boots, Betfred and Cooplands. Norton now has a buoyant night-time economy and includes regionally renowned bars and restaurants such as Head of Steam, Canteen & Cocktails, Scran, Café Lilly and the Open Jar.

## Accommodation

The ground floor extends to 57.56 sq m / 620 sq ft and provides a sales area, workshop, office, WC and small rear yard. The first floor extends to 34.2 sq m / 368 sq ft and provides ancillary accommodation which could be used for storage or offices.



## Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage. Our client advises us that the electricity supply is 3 phase. Interested parties should make their own enquiries.

## Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

## Terms

For sale Freehold with vacant possession. Offers in the region of £170,000.

## Rating Assessment

£6,700 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2022/2023 is 51.2p in the pound. Rates payable are therefore estimated at £3,430.40 before any reliefs are applied. Please contact your local authority for more information.

