



Mandale
Group

Business Not Effectcd

AVAILABLE
NOW

INVESTMENT FOR SALE

£15,000 PER ANNUM

999 year lease

OFFERS OVER £150,000
**WOULD CONSIDER A PART
EXCHANGE ON PROPERTY,
LAND OR GOODS**

WWW.MANDALE.COM

26 DOVECOT STREET, STOCKTON ON TEES, TS18 1LN





No.	Tenant	Term	Size	Start	Review	Break	End	Rent
26	Carl Anthony Shepherdson	-	680 sq ft	08/04/16	-	-	01/12/2024	£15,000

Tenant details: When you visit the Stockton store, feel free to visit the Wags & Whiskers Canine Cafe! With a full menu for both our doggie friends and ourselves, you will be able to treat your dog to a savoury "Woofin" and treat yourself to a slice of homemade cake and coffee!

They are stockists of brands such as Nutriment, Cotswold Raw, BecoThings, Billy & Margot, Doodlebone and many more. We have a variety of collars, leads, harnesses, toys, clothing, treats and even pet strollers! Our resident product testers & security staff, Maggie & Mae would be delighted to show you around and are also available to model a coat if you're dog is unable to pay us a visit.

DESCRIPTION

The building is to be sold on a 999 year lease.

There is to be a Ground Rent of £250 per annum for each property. The ground rent is to be reviewed every 10 years subject to RPI increases.

VIEWING

Mandale

Joe Darragh
T: 07973 908 599
E: joe@mandale.com

EPC

Available on request.

VAT

VAT is not applicable.

PURCHASE PRICE

We are asking for offers over £150,000. The vendor would consider a part exchange on property, land or goods.



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01642 605 514

IMPORTANT NOTICE: These details were compiled November 2021 and whilst every reasonable effort has been made by The Mandale Group to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Mandale Group nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of The Mandale Group or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

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