



# FOR SALE / TO LET

## Former Clinic

MARSKE CLINIC, HALL CLOSE, MARSKE-BY-THE-SEA, REDCAR TS11 6AB

- Mixed Commercial and Residential Location
- Fitted out as a Clinic
- Good Road Links
- Detached
- First Floor Office / Flat
- Available in Whole or Part
- Approx. 281 m<sup>2</sup> (3,024 sq ft)

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## LOCATION

The premises are located on Hall Close directly to the rear of Marske High Street. Hall Close can be accessed via Redcar Road which in turn links directly to the High Street.

Marske lies approximately 2.5 miles South East of Redcar and 11 miles East of Middlesbrough with good road links via the A174 and A1085.

## DESCRIPTION

The premises comprise a detached 2-storey traditional brick-built building under a flat roof. To the front there is off-street car parking and ramped access to the ground floor. The first floor has separate dedicated access via an internal staircase.

Internally the ground floor provides a mixture of consultation rooms, offices, kitchen and wc accommodation with floor coverings and double-glazed windows.

The First-floor office / flat comprises kitchen, offices and wc accommodation.

## ACCOMMODATION

The property provides the following approximate Gross Internal Area:

Ground Floor Clinic:	198 sq m (2,131 sqft)
First Floor Office / Flat:	83 sq m (893 sq ft)
Total GIA:	281 sq m (3,024 sq ft)

## TERMS

The entire property is available To Let with an asking rent of £18,000 per annum plus vat. Letting on a floor-by-floor basis is possible with further information on request.

The property is available For Sale with offers invited in the region of £250,000 plus vat.

## PLANNING

We are advised that the property currently has a D1 Planning Use Class which covers such uses as Day Nurseries, Crèches, Public Religious Worship, Veterinary Surgery and Medical/Health Services.

We recommend interested parties carry out their own formal enquiries with the Local Authority.

## RATING ASSESSMENT

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating D (89)  
A full copy is available upon request.

## VIEWING

Strictly through the agents Connect Property North East:

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