



## **FREEHOLD INTEREST FOR SALE**

### **Business Unaffected**

**59-61 Grange Road,  
Middlesbrough, TS1 5AT**

#### **LOCATION**

Middlesbrough is a large industrial town on the south bank of the River Tees in North Yorkshire, North-East England.

The town is located 16.4 miles East of Darlington. It is well located for access to the motorway networks, being within relatively close proximity to the A19 Motorway and A1 (M).

The subject property is situated on Grange Road in a secondary location, off the main shopping street Linthorpe Road. There are two main shopping centres located near to the subject property, these being Cleveland Shopping Centre and Hill Street Shopping Centre. The immediate vicinity comprises a mixture of retail and local independents.

#### **PROPERTY**

The property comprises of a single storey, mid-terraced building with a part central glazed shop window with roller shutter doors.

The main sales area is accessed by way of two double doors to the front elevation accessed from Grange Road. There are a number of ancillary offices and storage areas, plus various welfare facilities including a kitchen on the ground floor with separate male and female toilet facilities.

There is a single garage to the rear.

#### **TENURE**

Freehold for Sale.

The property is let to Archrise Limited on a lease dated 2 June 2013, with an expiry date of 2 June 2023 at a rent of £30,000 per annum.

#### **LISTED BUILDING**

We understand that the property is not listed, nor is it located in a conservation area.

#### **RATES**

To be confirmed.

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.



**EPC**

An EPC Certificate is available on request.

**QUOTING PRICE**

Offers in the region of £340,000.

**VAT**

VAT status to be confirmed.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VIEWING**

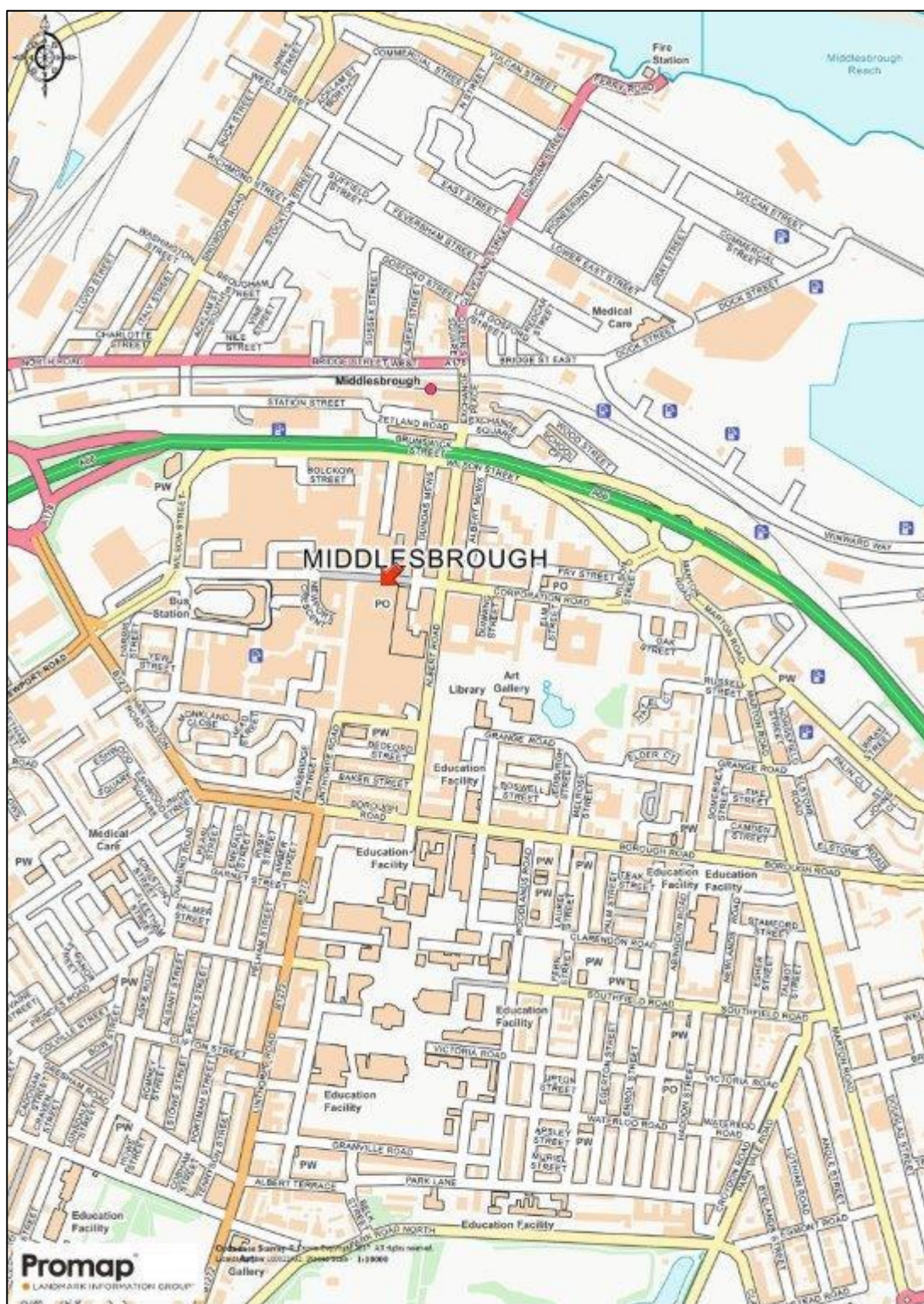
Strictly by arrangement with the agent

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*Subject to Contract February 2018.*



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