

114 Fabian Road, Middlesbrough, North Yorkshire TS6 9RQ



Available TO LET former Health Centre (D1 Use) and site.

Leasehold offers invited based on £50,000 per annum with terms to be agreed.

Situated on the South side of Fabian Road, immediately to the east of its junction with Church Lane. The A66 and A474 are within reach and provide access to the A19. Middlesbrough centre is approximately 4 miles to the west.

Purpose built in 1969 as a clinic the premises lends itself to a number of uses subject to local planning consents.

Detached single storey brick built unit previously Eston Clinic.

Unit 471 sq metres (approx) 5079 sq ft (approx)
Site area 0.13 Hectares (approx) 0.32 Acres (approx)

Fourteen car parking spaces and Garden Area.

Enquiries to Browns Commercial 01642 607607



6 Innovation Court, Stockton On Tees, TS18 3DA

01642 607607

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Location

Situated on the South side of Fabian Road, immediately to the east of its junction with Church Lane. The A66 and A474 are within reach and provide access to the A19. Middlesbrough centre is approximately 4 miles to the west.

Accommodation

Unit 471 sq metres (approx) 5079 sq ft (approx)
Site area 0.13 Hectares (approx) 0.32 Acres (approx)

Fourteen car parking spaces and Garden Area.

Proposed Terms

Available To Let by way of a new fully repairing and insuring lease with terms to be agreed.

Legal costs

The incoming purchaser/tenant will be responsible for our Client's reasonable legal costs incurred in connection with this transaction together with any Stamp Duty and VAT where applicable.

VAT

All offers where made silent of VAT are deemed to be made exclusive thereof.

EPC rating

A Full Commercial Energy Performance Certificate is available upon request.

Viewing

By appointment through the Sole Agents, Browns Commercial Tel: 01642 607607

**IMPORTANT NOTICE**

Whilst every reasonable effort has been made by Browns Commercial 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. Browns Commercial nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Browns Commercial 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.
- (v) VAT is applicable unless expressly stated otherwise.

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