



## INVESTMENT FOR SALE

**15 Parliament Road  
Middlesbrough  
TS1 4JP**

- Fully let investment for sale
- Quoting Price £150,000 for the freehold
- Investment comprises a retail unit and 2 residential flats
- Located 0.5 miles from Teesside University

### Location

The property is situated towards the eastern end of Parliament Road, Middlesbrough, close to a number of retail shops. Parliament Road links directly onto Linthorpe Road which is one of the principal retail locations leading into Middlesbrough Town Centre. The surrounding residential terraced houses are also popular with the towns student population.

Middlesbrough is situated approximately 5 miles to the east of Stockton and has a number of public transport links and road links to the wider north east region.

### Description

The property comprises of an end terraced ground floor retail unit currently used as a takeaway pizza restaurant. The ground floor provides seating and counter area to the front. To the rear there is a kitchen and preparation area with wc facilities. 15a Parliament Road is a first floor living accommodation and comprises of one double bedroom, living room, shower room and wc. The living accommodation has separate access to the retail shop.

15B Parliament Road is a ground floor and first floor living accommodation comprising of downstairs kitchen and on the first floor there is a living room, double bedroom, shower room with wc. The living accommodation is accessed through its own front door fronting Warwick Street.

### Accommodation

Description		Sq. m	Sq. ft
Pizza Pizza 15 Parliament Road	NIA	59.25	638
First floor flat 15a Parliament Road	GIA	41.4	445.7
Ground and first floor 15b Parliament Road	GIA	36.0	388

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Terms

The property is available for sale by private treaty at an asking price of £150,000.

### Rates/Council Tax

With effect from 1 April 2017 we understand that the property is assessed for rating purposes/council tax as follows:-

15 Parliament Road	£3,000
15a Parliament Road	Council Tax Band A
15b Parliament Road	Council Tax Band A

Interested parties should verify the accuracy of this information and enquire about the rates and council tax payable with the local Rating Authority/Council Tax

### Legal Costs

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

### Energy Performance Certificate

The property benefits from an Energy Performance Rating of Band C (67). A full copy of the EPC is available upon request.



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### Tenancy Details

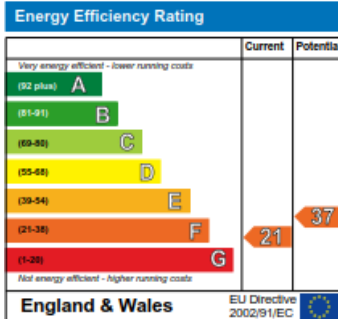
Unit	Tenant	Passing Rent	Lease Start	Lease expiry
15 Parliament Road	Pizza Pizza	£7,000 pa (£583 pcm)	12/9/2008	12/9/2023
15a Parliament Road	Residential	£510 pcm (total amount payable over term £5,296.51 pa)	18/8/2017	28/6/2018
15b Parliament Road	Residential	£368.33 pcm (total amount payable over term £4,420 pa)	6/11/2017	5/11/2018
Total passing rent per calendar month		£1,461.33 pcm		

**Energy Performance Certificate**


15a, Parliament Road

 Dwelling type: Top-floor flat  
 Date of assessment: 22 October 2008  
 Date of certificate: 22 October 2008  
 Reference number: 2528-8915-6210-5838-0040  
 Total floor area: 48 m<sup>2</sup>

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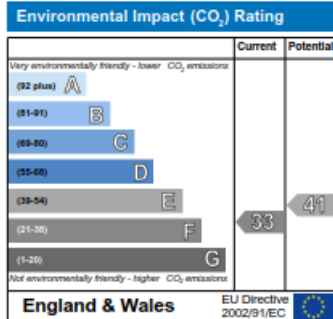
 This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	694 kWh/m <sup>2</sup> per year	563 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.3 tonnes per year	4.4 tonnes per year
Lighting	£34 per year	£21 per year
Heating	£503 per year	£572 per year
Hot water	£518 per year	£203 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.



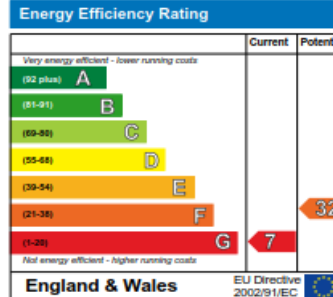
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Energy Performance Certificate**

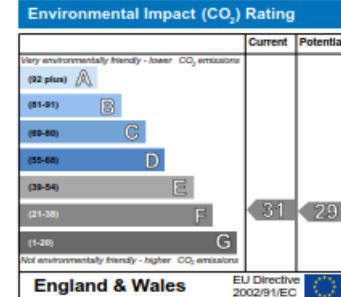

15, Parliament Road

 Dwelling type: Ground-floor flat  
 Date of assessment: 31 October 2008  
 Date of certificate: 31 October 2008  
 Reference number: 8295-2695-4320-7576-6083  
 Total floor area: 38 m<sup>2</sup>

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 This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	672 kWh/m <sup>2</sup> per year	522 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.0 tonnes per year	5.3 tonnes per year
Lighting	£26 per year	£30 per year
Heating	£1024 per year	£561 per year
Hot water	£126 per year	£137 per year

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## Viewings and Further Information

Strictly by prior appointment with the agents:

**Contact:** George Williams  
**Tel No:** 01642 426 922  
**Email:** [george.williams@sw.co.uk](mailto:george.williams@sw.co.uk)

**Sanderson Weatherall**  
Roseberry House 3 Kingfisher Way  
Preston Farm, Stockton on Tees, TS18 3EX

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December 2017