

**WESTGARTH CLUB, SOUTHFIELD ROAD, MIDDLESBROUGH, TS1 3EZ**  
DEVELOPMENT OPPORTUNITY LOCATED ADJACENT TO TEESSIDE UNIVERSITY  
FOR SALE – SITE EXTENDING TO 0.25 ACRES



Offers are invited to be submitted via email or letter to our office by 12 noon on **Friday 3rd May 2024.**

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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## DEVELOPMENT OPPORTUNITY LOCATED ADJACENT TO TEESSIDE UNIVERSITY

### LOCATION

The premises are located at the junction of Southfield Road with Woodlands Road, close to the centre of Middlesbrough and immediately adjacent to Teesside University Campus.

This is a rare opportunity for a potential developer / investor to acquire an existing property for refurbishment with 14 external parking spaces or alternatively a demolition and redevelopment opportunity in a highly sought after location.

Teesside University Campus is located in the heart of Middlesbrough town centre. The university has invested significantly in recent years and the subject property is a stones throw from the engineering department and state of the art Campus Heart development.

The area is a popular location for student accommodation and occupiers close by include: Teesside University, Kexgill Student Accommodation, The Southfield, Dar-UI Islam Central Masjid and residential dwellings to the west and south.

### DESCRIPTION

The property comprises a two and a half storey building that has been extended to the rear and within the attic space to provide social club accommodation across three floors.

The property benefits from a self contained 'stewards' flat across three floors and is arranged to provide 3 bedrooms.

### ACCOMODATION

The approximate gross internal areas are as follows:

Ground Floor: 354.52 sq m (3,816 sq ft)

First Floor: 340.31 sq m (3,663 sq ft)

Second Floor: 83.42 sq m ( 898 sq ft)

Total of Social Club: 778.25 sq m (8,377 sq ft)

Steward's Flat Total 120 sq m (1,292 sq ft)

Site: 0.25 acres 0.1 hectares

### RATING ASSESSMENT

The property has a current Rateable Value of £13,250. Interested parties should contact Middlesbrough Council for the exact rates payable.

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### VAT

It is understood that the property is not elected for VAT and that no VAT will be payable on the purchase price. HMRC confirmation is being sought in this respect.

### TENURE / PRICE

The freehold premises are available for sale and offers in excess of £350,000 are invited. The property is to be sold with vacant possession.

**\*Offers are invited to be submitted via email or letter to our office by 12 noon on Friday 3rd May 2024.\***

### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

### VIEWING

To view please contact Jack Robinson on 01642 713 303.

Email – [jack@thomas-Stevenson.co.uk](mailto:jack@thomas-Stevenson.co.uk)

Subject to Contract

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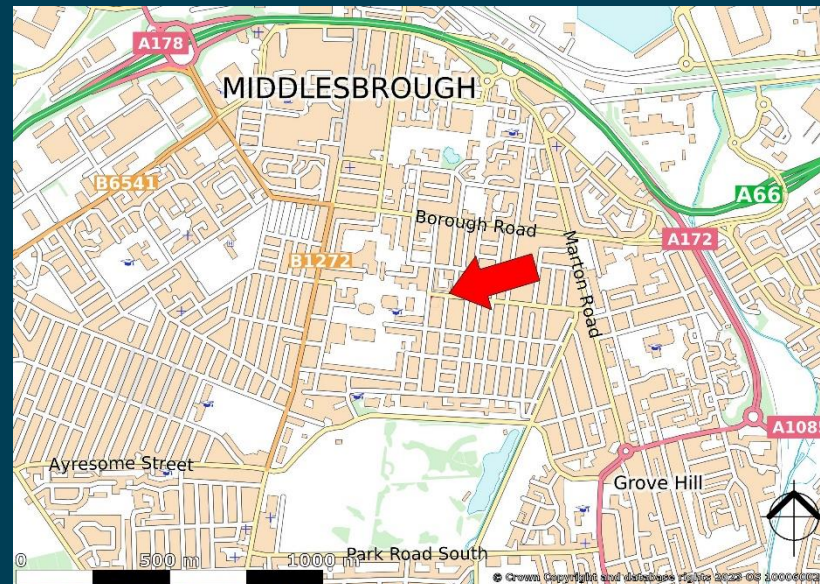
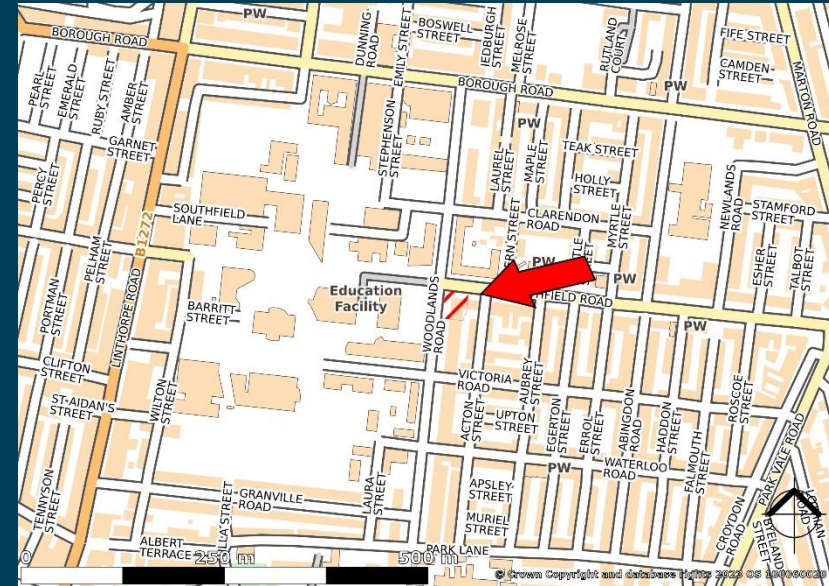


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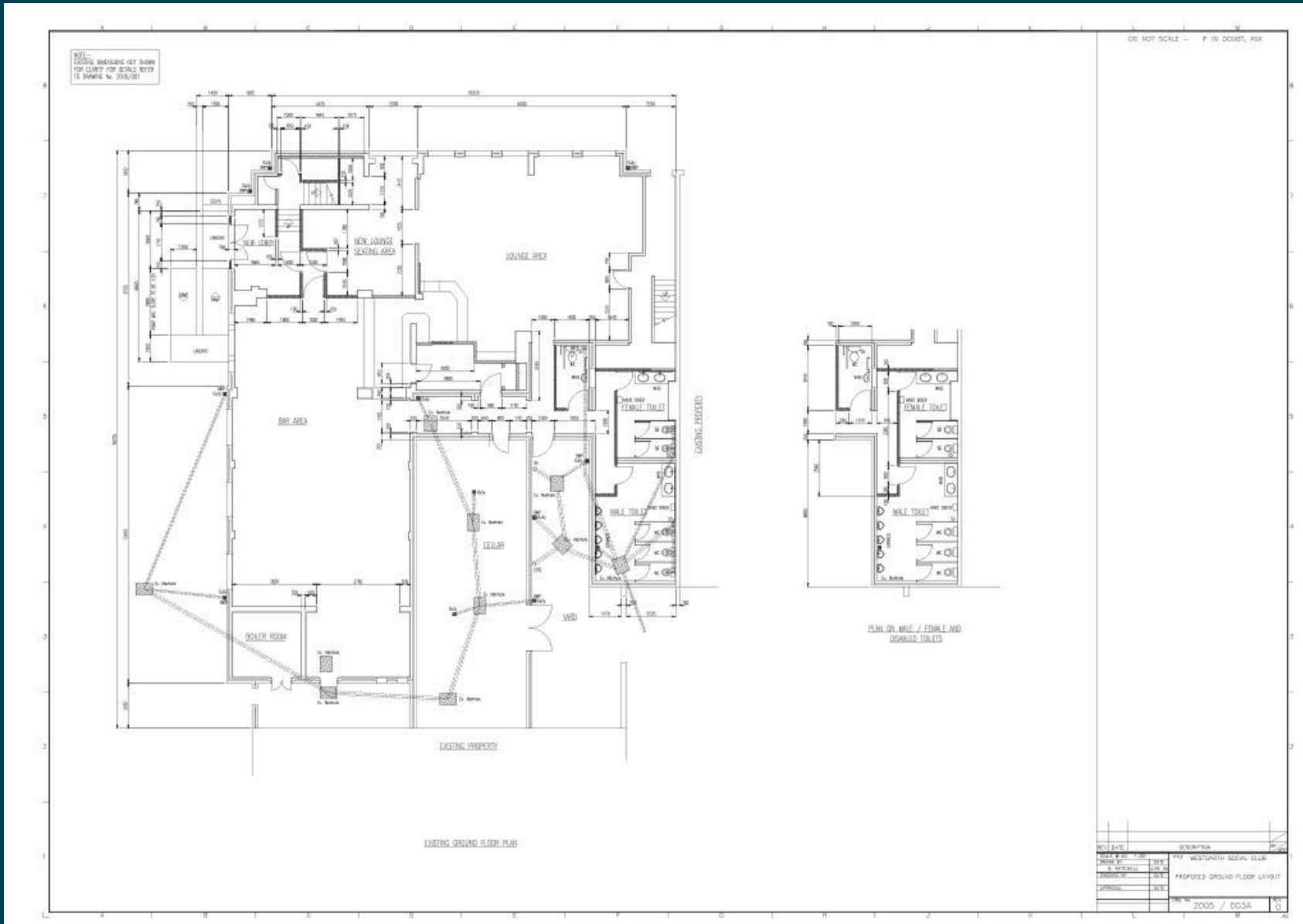
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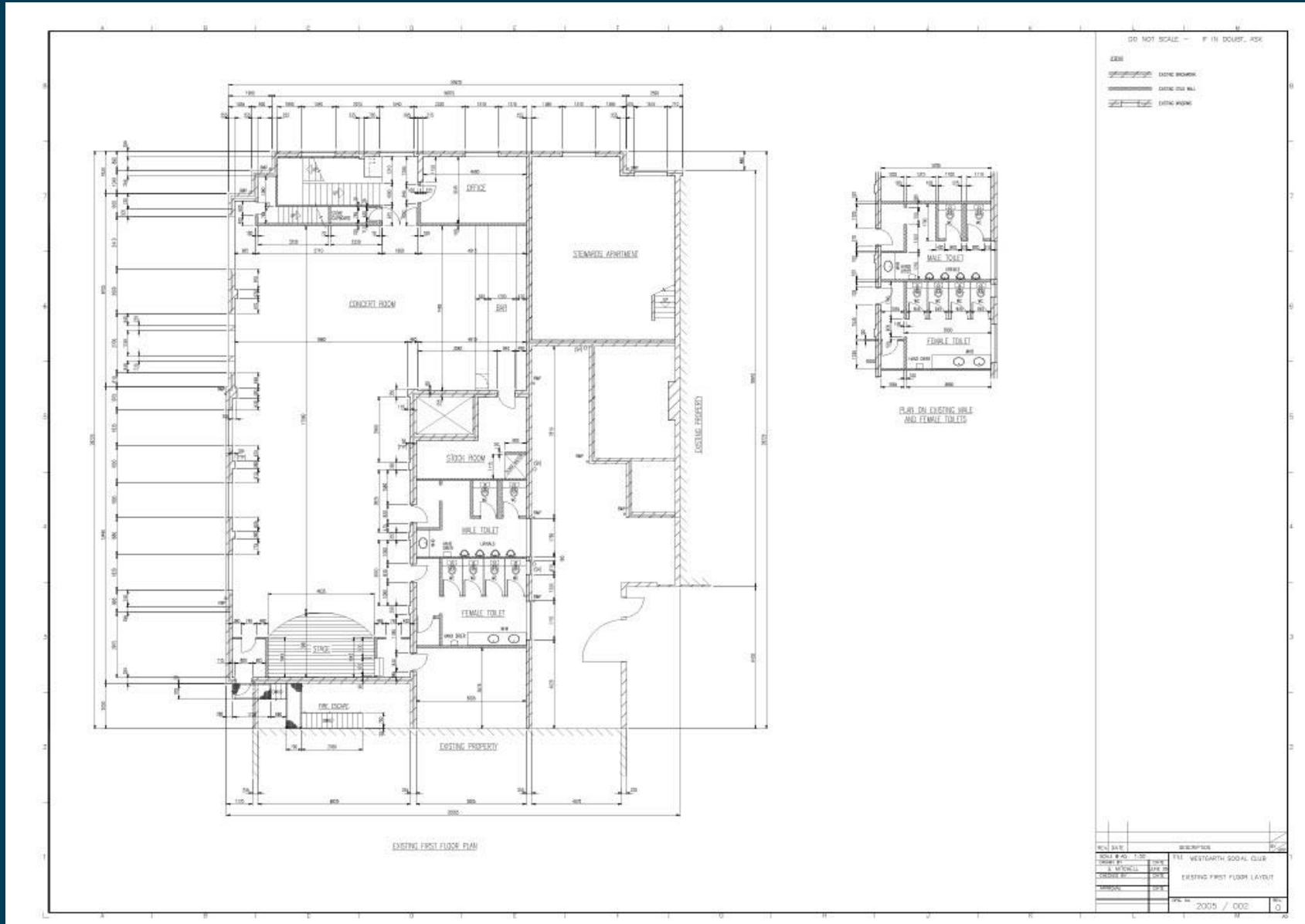
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**Rent Reviews & Lease Renewals**

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