


147 ALBERT ROAD, MIDDLESBROUGH, TS1 2PS

TO LET – TOWN CENTRE OFFICE PREMISES

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147 Albert Road

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

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LOCATION

The premises are located close to the busy junction of Albert Road and Borough Road, in central Middlesbrough, adjacent to Teesside University Campus, between the junctions of Baker Street and Bedford Street and opposite Teesside Magistrates Court.

The location is very popular with specialist retailers, café bars and office occupiers providing professional services such as solicitors, estate agents, accountants and surveyors. Nearby occupiers include Adams Irving, Majeed Chartered Accountants, Baker Street Kitchen and James Studios.

DESCRIPTION

The building comprises an end terraced three storey building of traditional brick construction under a series of flat roofs. The building has been extended by way of a two storey and single storey extension of similar construction.

The premises has been occupied for a number of years by Teesside Mind, as an office, and is arranged to provide office and staff accommodation across three floors.

The building benefits from a disabled toilet and further staff toilets on the first floor. The upper floors can be used for storage purposes or subject to alteration and planning consent could be suitable for a variety of uses.

ACCOMMODATION

The property has the following approximate areas:

Ground Floor Net Internal Area	570 sq ft (52.98 sq m)
First Floor Net Internal Area	362 sq ft (33.63 sq m)
Second Floor Net Internal Area	266 sq ft (24.73 sq m)
Total Net Internal Area	1,198 sq ft (111.34 sq m)

RATING ASSESSMENT

The property has a Rateable Value of £7,700 and therefore qualifies for small business rates relief.

Interested parties should contact Middlesbrough Borough Council to clarify the exact rates payable.

TENURE / PRICE

The premises are available to let on a new lease for a term of years to be agreed at an asking rent of £12,000 per annum.

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LEGAL COSTS

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

VIEWING

To view please contact:

Jack Robinson / Paul Stevenson on 01642 713303

Email – jack@thomas-Stevenson.co.uk

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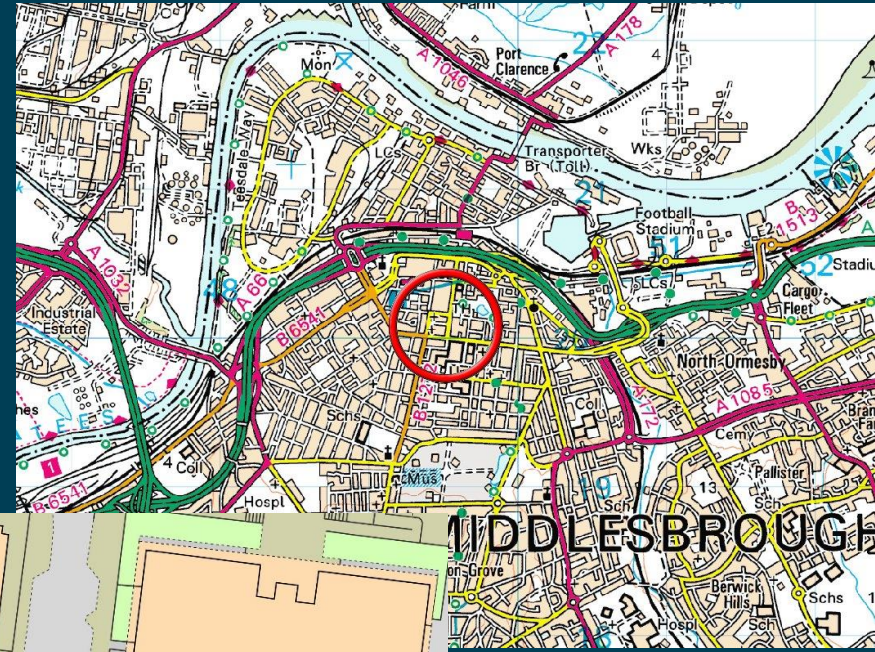
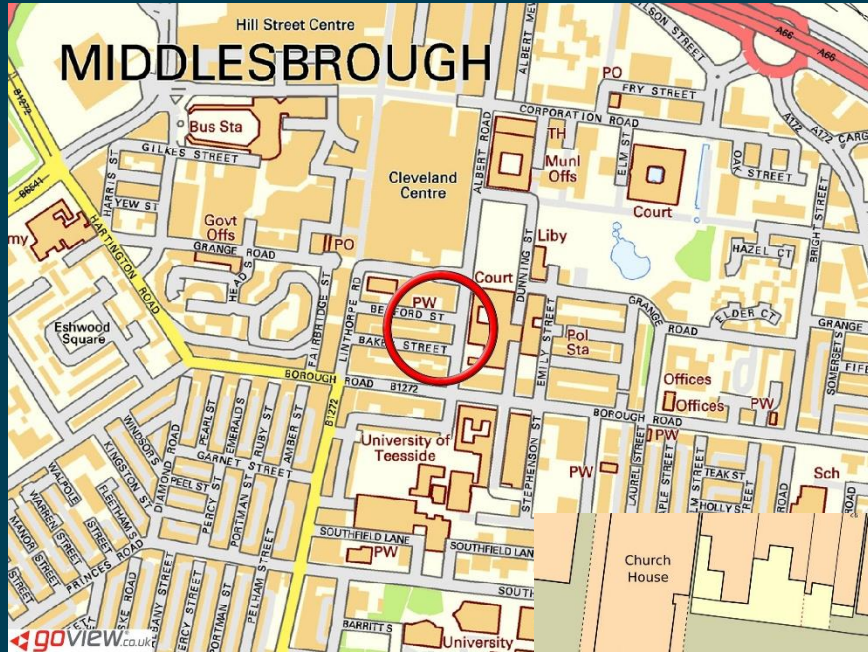
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EPC TO FOLLOW

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