

**25 – 27 STATION ROAD, BILLINGHAM, TS23 1AF**

**FOR SALE: GROUND FLOOR RETAIL UNIT AND FIRST FLOOR FLAT**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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**www.thomas-stevenson.co.uk**

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### LOCATION

The property is situated on the strong suburban shopping parade of Station Road within the town of Billingham. The parade is located  $\frac{3}{4}$  of a mile south of Billingham town centre, 1 mile east of Norton on Tees and 3 miles north west of Middlesbrough.

The popular shopping parade is home to variety of occupiers including: Bookmakers, Newsagents, Beauticians, Pizza Takeaway, Barbers, Hairdressers and other neighbourhood occupiers. The area is served by two car parks, on street parking and benefits from good occupancy rates.

### DESCRIPTION

The subject property, originally two buildings, is a two-storey, mid terraced, double fronted building arranged to provide a ground floor retail unit and first floor flat.

Occupied for over 90 years by T.J. Sowerby Butchers, the unit has been maintained to a good standard throughout with the ground floor configured to provide sales floor, kitchen & preparation areas, stores, 2 x WCs and lift. The ground floor benefits from hot/cold air conditioning units and separate electric meters.

The first floor, which is accessed from within the ground floor sales area via the enclosed staircase and separate lift, is arranged to provide a 1 bedroom flat with living room, shower room with WC and kitchen. Heating is provided by electric wall mounted radiators and there is an external yard which provides access to the rear alleyway.

Subject to the necessary planning consents the property has potential to be split into 2 ground floor units and a 1 bedroom flat.

### ACCOMODATION

The unit has the following approximate areas:

Gross Frontage:	9.22 m	30' 32"
Net Internal Width:	8.89 m	29' 24"

#### Ground Floor

Sales Area:	36.79 sq m	396 sq ft
Stores:	39.27 sq m	423 sq ft
2 x WC:		
Total:	76.06 sq m	819 sq ft

#### First Floor

Bedroom:	4.39 m x 3.43 m
Shower room with WC:	1.79 m x 2.27 m
Living Room:	4.43 m x 3.43 m
Kitchen:	2.76 m x 2.25 m
Total:	36.79 sq m 396 sq ft

### RATEABLE VALUE

The property has an existing Rateable Value of £7,400 and therefore qualifies for small business rates relief. Interested parties should contact Stockton Borough Council for the exact rates payable.

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### **COUNCIL TAX**

The residential flat fall within Council Tax Band A.

### **TENURE**

The freehold property is available to purchase at an asking price of £189,999.

### **VAT**

The property is not elected for VAT.

### **VIEWING**

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Please contact Jack Robinson

Tel : 01642 713303

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

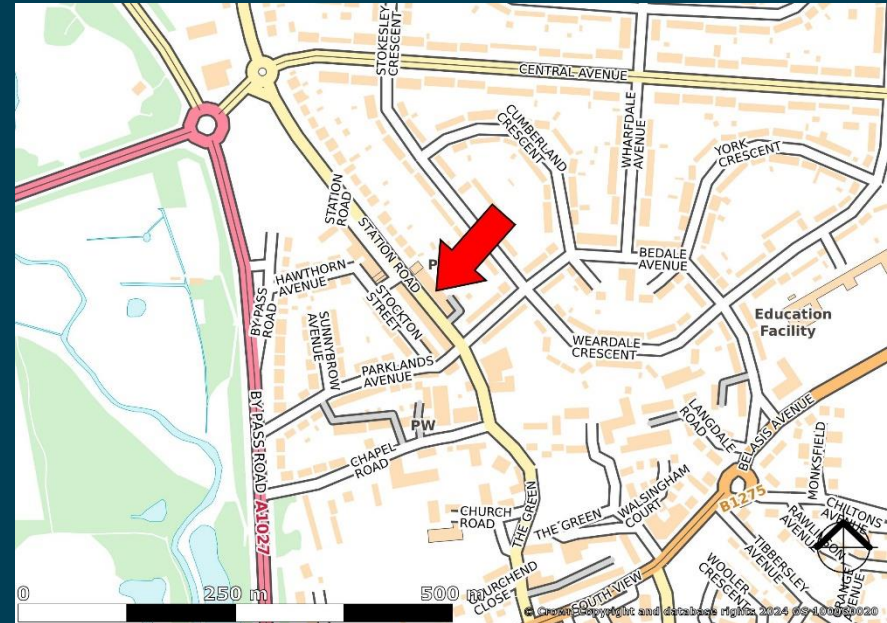
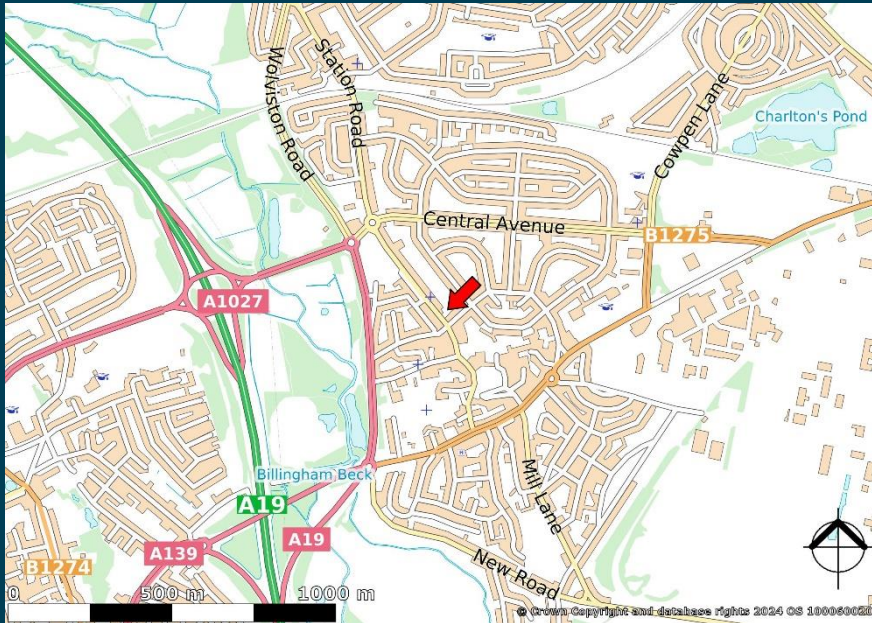
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### Energy performance certificate (EPC)

25-27 STATION ROAD BILLINGHAM TS23 1AF	Energy rating	Valid until: 2 March 2034
	<b>B</b>	Certificate number: 9817-5710-6192-4383-6628

Property type	Retail/Financial and Professional Services
Total floor area	115 square metres

#### Rules on letting this property

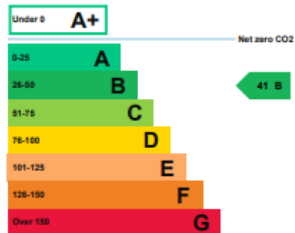
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	95 D

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**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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