



44 Borough Road

, Middlesbrough, TS1 5DW

Offers in excess of £290,000

**** RENTABLE VALUE £32,000 PER ANNUM ****

CLOSE TO THE RECENTLY ANNOUNCED MARRIOTT HOTEL DEVELOPMENT, PART OF THE CROWN SQUARE DEVELOPMENT.

BEING LOCATED IN A PROMINANT & CENTRAL POSITION WITHIN MIDDLESBROUGH' TOWN CENTRE, THIS SIGNIFICANTLY EXTENDED MIXED COMMERCIAL & RESIDENTIAL OPPORTUNITY OFFERS GREAT SCOPE FOR DEVELOPMENT / ENHANCEMENT WHILST CURRENTLY ENJOYING A GENEROUS INCOME 'AS IS'.

THE GROUND FLOOR RETAIL AREA IS CURRENTLY OCCUPIED BY A BEAUTY BUSINESS WITH AN 8 YEAR LEASE IN PLACE.

THE RESIDENTIAL ACCOMMODATION ABOVE COMPRISES OF 3 SELF CONTAINED ONE BEDROOM APARTMENTS, ALL OFFERING LOUNGE / KITCHENS, A DOUBLE BEDROOM & BATHROOM. THE PROPERTIES ARE POSITIONED WITHIN A MATTER OF MINUTES FORM THE UNIVERSITY OF TEESSIDE, LIKewise TO THE MAIN SHOPPING DISTRICT / THE BUS STATION & SLIGHTLY FURTHER, BUT STILL WITHIN WALKING DISTANCE, TO THE TRAIN-STATION.

GROUND FLOOR RETAIL - £1,000 PCM (8 YEAR LEASE)

FLAT A - £550 PCM

FLAT B - £550 PCM

FLAT C - £550 PCM

- A ground-floor retail unit and three self contained apartments to the upper floors

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

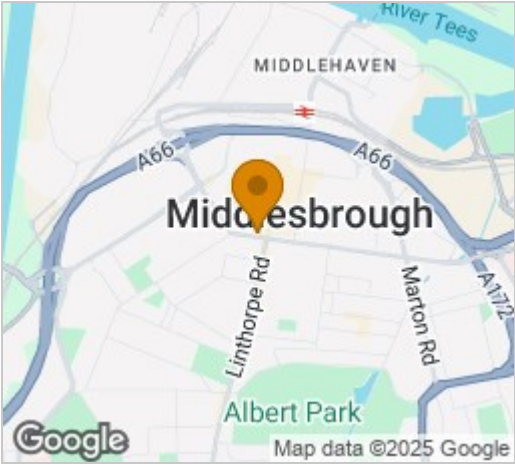


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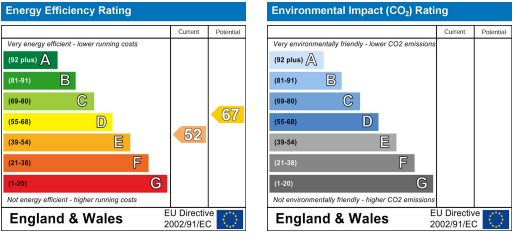
Floor Plan



Area Map



Energy Efficiency Graph



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