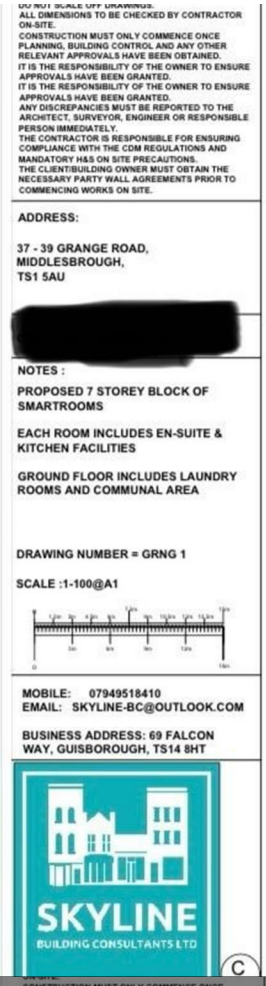
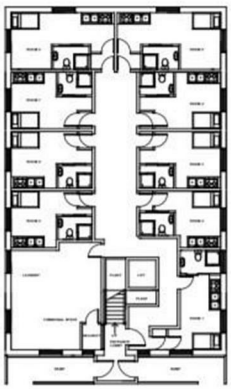
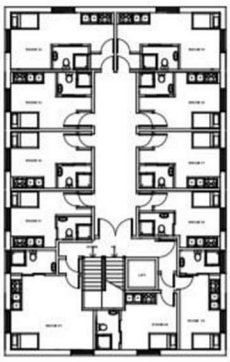
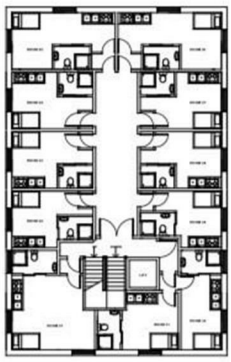
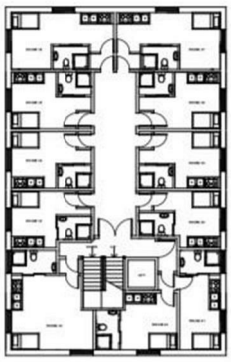
PROGRESSION PROPERTY

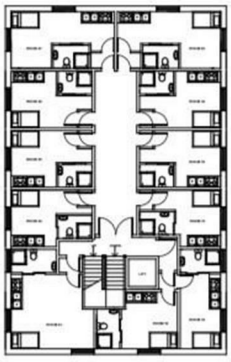


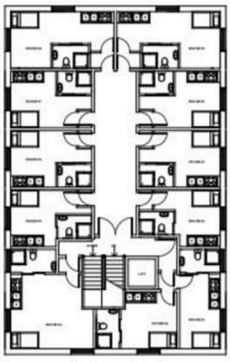

PROPOSED GROUND FLOOR PLAN

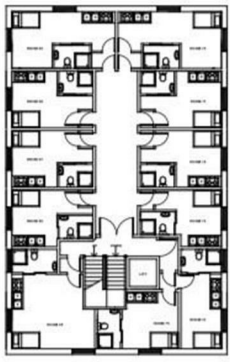

PROPOSED FIRST FLOOR PLAN

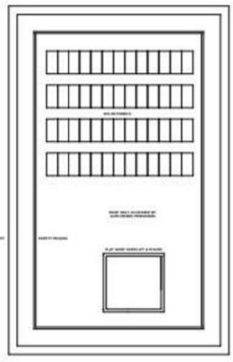

PROPOSED SECOND FLOOR PLAN


PROPOSED THRID FLOOR PLAN


PROPOSED FOURTH FLOOR PLAN


PROPOSED FIFTH FLOOR PLAN


PROPOSED SIXTH FLOOR PLAN


PROPOSED ROOF PLAN

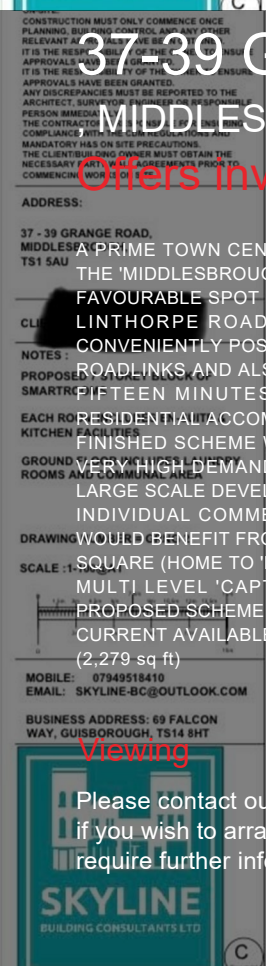
37-39 GRANGE ROAD

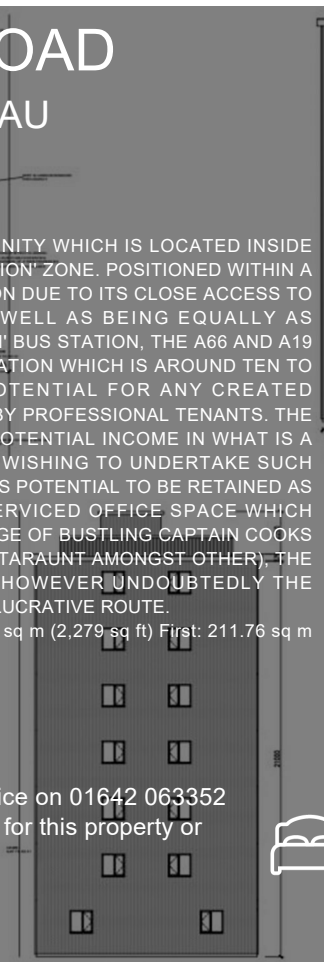
MIDDLESBROUGH, TS1 5AU

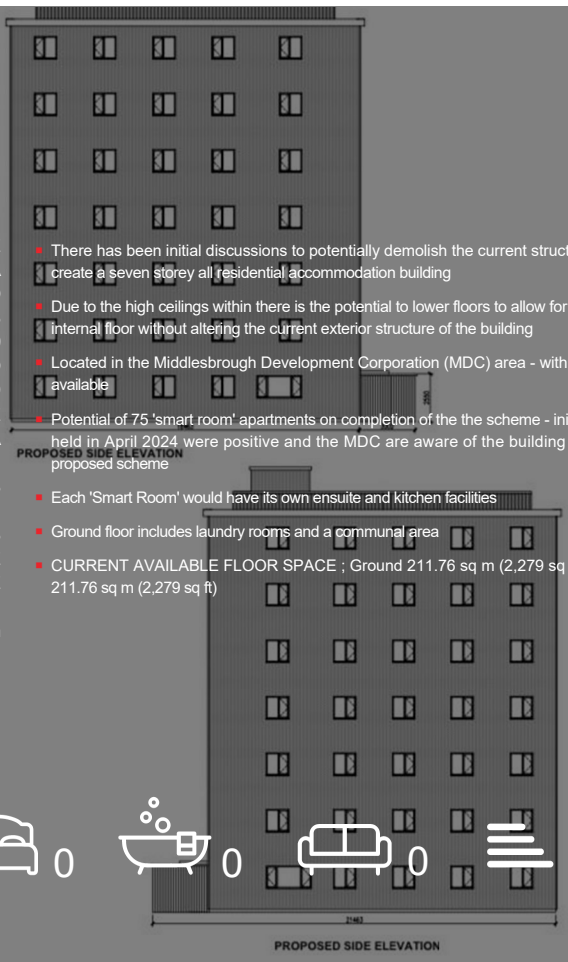
Offers Invited £475,000

A PRIME TOWN CENTRE DEVELOPMENT OPPORTUNITY WHICH IS LOCATED INSIDE THE 'MIDDLESBROUGH DEVELOPMENT COPRPORATION' ZONE. POSITIONED WITHIN A FAVOURABLE SPOT FOR STUDENT ACCOMMODATION DUE TO ITS CLOSE ACCESS TO LINTHORPE ROAD AND BOROUGH ROAD, AS WELL AS BEING EQUALLY AS CONVENIENTLY POSITIONED FOR MIDDLESBROUGH' BUS STATION, THE A66 AND A19 ROADLINKS AND ALSO MIDDLESBROUGH TRAINSTATION WHICH IS AROUND TEN TO FIFTEEN MINUTES WALK AWAY CREATING POTENTIAL FOR ANY CREATED RESIDENTIAL ACCOMMODATION TO BE OCCUPIED BY PROFESSIONAL TENANTS. THE FINISHED SCHEME WOULD GENERATE MASSIVE POTENTIAL INCOME IN WHAT IS A VERY HIGH DEMAND SECTOR. FOR ANYONE NOT WISHING TO UNDERTAKE SUCH LARGE SCALE DEVELOPMENT THE BUILDING OFFERS POTENTIAL TO BE RETAINED AS INDIVIDUAL COMMERCIAL / RETAIL UNITS OR SERVICED OFFICE SPACE WHICH WOULD BENEFIT FROM THEIR POSITION ON THE EDGE OF BUSTLING CAPTAIN COOKS SQUARE (HOME TO 'LEVEL X' AND THE BAZAAR RESTARAUNT AMONGST OTHER), THE MULTI LEVEL 'CAPTAIN COOKS CAR PARK' ETC HOWEVER UNDOUBTEDLY THE PROPOSED SCHEME AT HAND IS BY FAR THE MOST LUCRATIVE ROUTE.
CURRENT AVAILABLE FLOOR SPACE ; Ground 211.76 sq m (2,279 sq ft) First: 211.76 sq m (2,279 sq ft)

- There has been initial discussions to potentially demolish the current structure and create a seven storey all residential accommodation building
- Due to the high ceilings within there is the potential to lower floors to allow for another internal floor without altering the current exterior structure of the building
- Located in the Middlesbrough Development Corporation (MDC) area - with funding available
- Potential of 75 'smart room' apartments on completion of the the scheme - initial talks held in April 2024 were positive and the MDC are aware of the building and the proposed scheme
- Each 'Smart Room' would have its own ensuite and kitchen facilities
- Ground floor includes laundry rooms and a communal area
- CURRENT AVAILABLE FLOOR SPACE ; Ground 211.76 sq m (2,279 sq ft) First: 211.76 sq m (2,279 sq ft)







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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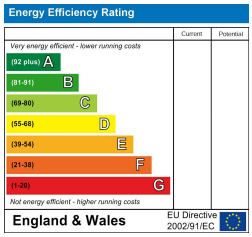
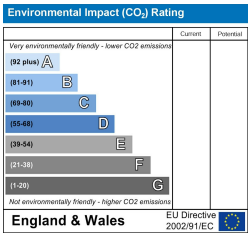
Floor Plan

Area Map

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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