



## 49-51 GRANGE ROAD

, MIDDLESBROUGH, TS1 5AU

PLANNING PERMISSION IS FULLY PASSED ON THIS PRIME STUDENT ACCOMMODATION DEVELOPMENT OPPORTUNITY WHICH IS LOCATED IN A PRIME POSITION CLOSE TO BOTH LINTHORPE ROAD AND BOROUGH ROAD, WITH THE UNIVERSTY OF TEESSIDE A MATTER OF FIVE MINUTES WALK AWAY AS IS THE CENTRAL SHOPPING DISTRICT. THE SCHEME AT HAND IS FOR THE CREATION OF 18 STUDENT STUDIOS. THE SIZE OF THE APARTMENTS RANGE IN SIZE HOWEVER WILL BE COMPETITIVELY PLACED TO BE COMPETING WITH OR EXCEEDING THE SIZE OF THE VAST MAJORITY OF STUDENT ACCOMMODATION IN MIDDLESBROUGH. EXPECTED GROSS INCOME ON COMPLETION OF THE SCHEME AND RESULTING 100% OCCUPANCY IS CIRCA £138,000 - 160,000 PER ANNUM DEPENDING ON SPECIFICATION ETC (STUDENT APARTMENT / STUDIO COMPARABLES AVAILABLE TO SUBSTANTIATE THIS LEVEL OF RENTAL INCOME). AN EXPECTED G.D.V. BASED ON THE INCOME OF IN THE REGION OF £1.38M -£1.6M. FURTHER INFORMATION IS AVAILABLE ON REQUEST.

ation netled next to the central shopping district, the rejuvenated 'Captain

Massive potential to capitalise on the strong 'Student Let Market' by creating potentially flagship accommodation

There is a large demand for self enclosed student apartments and studios, with a

A manageable project for an experienced develope

- THERE IS IN EXCESS OF £50,000 OF 'NUTRIENT CREDITS' INCLUDED IN THE ASKING PRICE, NOT ONLY SAVING A DEVELOPER MONEY BUT ALSO
- \*\* THIS IS ONE HALF OF A LARGER WHOLESALE OPPORTUNITY WHICH CAN BE SOLD IN TWO HALVES OR AS A WHOLE INVESTMENT WHICH YIELDS 39 APARTMENTS- CONTACT PROGRESSION PROPERTY FOR MORE

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

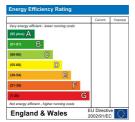


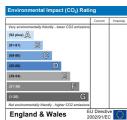


Floor Plan Area Map



## **Energy Efficiency Graph**













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