



Sanderson  
Weatherall

# RESIDENTIAL INVESTMENT FOR SALE



The Gallery, 320 Linthorpe Road, Middlesbrough TS1 3QY





### Residential Investment Opportunity

Close Proximity to Middlesbrough Town Centre

Let to Private Individuals

Asking Price £1.4M

Anticipated 2023/24 Income £140,000 per annum

Subject to Contract

### Location

The subject property is situated in a prominent position in the centre of Linthorpe Road directly adjacent to Albert Park, within Middlesbrough Town Centre. Linthorpe Road is well known for its retail and leisure trade and is of course situated directly adjacent to the Teesside University main campus.

Middlesbrough is located in the North East of England and is a key urban centre in the Tees Valley region. Middlesbrough is a large town with industrial roots and is well known as a digital and creative hub within Tees Valley.

From Durham Tees Valley Airport travellers can reach Amsterdam in less than 90 minutes and from there connect to 200 international destinations including the USA, China and the UEE. Further connections to international destinations are available from nearby airports such as Newcastle and Leeds Bradford.

### Description

Formerly the Middlesbrough Art Gallery this elegant building retains many of its original features including parquet and original winding staircase. Upon entry you will be greeted by a stunning bright and spacious entrance hall, leading to three self-contained five bedroom apartments. Each apartment is tastefully decorated and each bedroom benefits from en-suite shower rooms, shared kitchen and communal living space. There is also a separate one bedroom self-contained studio apartment with its own kitchen and bathroom.

The first floor offers two three bedroom self-contained apartments with spacious kitchens with shared living space and bathrooms.

The loft has been converted into a stunning large four bedroom apartment which is bright, airy and spacious which really gives this building the wow factor. Suitably named the penthouse it is a wonderful addition to this beautiful building and offers four bedrooms and has enough space for five bedrooms in total. Each bedroom and communal living space has spectacular views over the town.

Currently rented to students this property would also be popular with a mixed clientele of students, professionals and contractors. This property has a proven high yield return each year. No chain, no expense spared, high spec finish throughout.

Ideally located offering spacious accommodation throughout this is a not to be missed investment opportunity.





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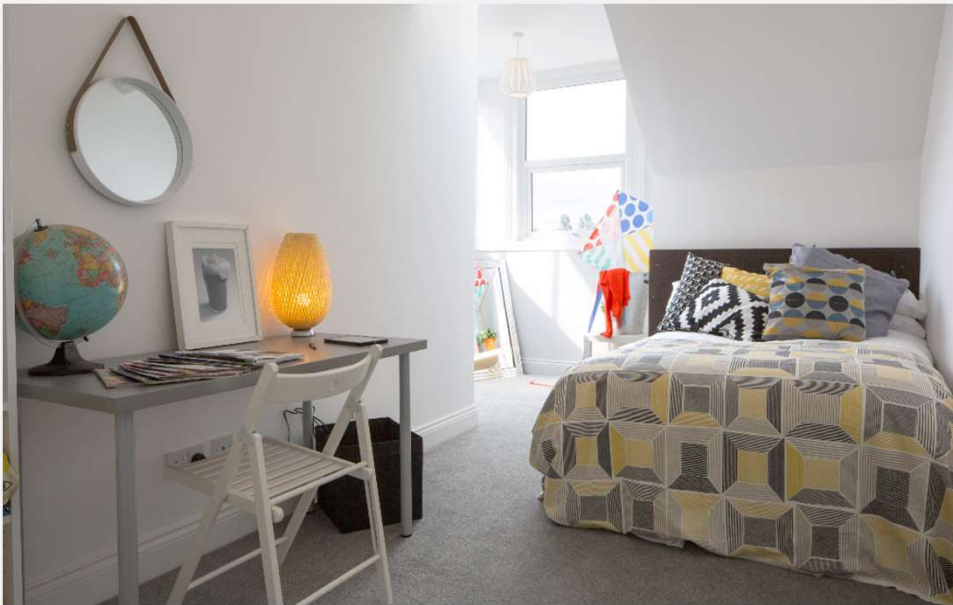




## Accommodation

Description	Approx Gross Internal Floor Area	
	sq m	sq ft
<b>Ground Floor</b>		
The Barn – 5 Bedroom en suite Apartment	120	1,290
The Emin Studio – 1 Bedroom Studio	23	245
The Warhol – 5 Bedroom en suite Apartment	105	1,130
The Banksy – 5 Bedroom en suite Apartment	102	1,120
<b>First Floor</b>		
The Hockney – 3 Bedroom Apartment	60	645
The Mach – 3 Bedroom Apartment	70	750
<b>Second Floor</b>		
The Penthouse – 4 Bedroom Apartment	105	1,130
<b>Total</b>	<b>585</b>	<b>6,310</b>





### Site Area

0.07 hectares (0.17 acres)

### Income

Marketing for the 2023/24 academic year is well under way and our client expects the annual rental income to be £140,000 per annum. The property has a consistent history of reaching 100% occupancy given its strategic location and the quality of the accommodation.

### Services

We understand that all mains services are available on the site, however, interested parties are advised to carry out their own investigations with regard to this matter.

### Energy Performance Certificate.

EPC documentation available upon request.





### Asking Price

The benefit of our clients freehold interest is available at an asking price of £1.4M subject to contract.

### VAT

All figures quoted are deemed exclusive of VAT.

### Legal Costs

Each party is responsible for their own legal costs incurred throughout any transaction.

### Anti-Money Laundering

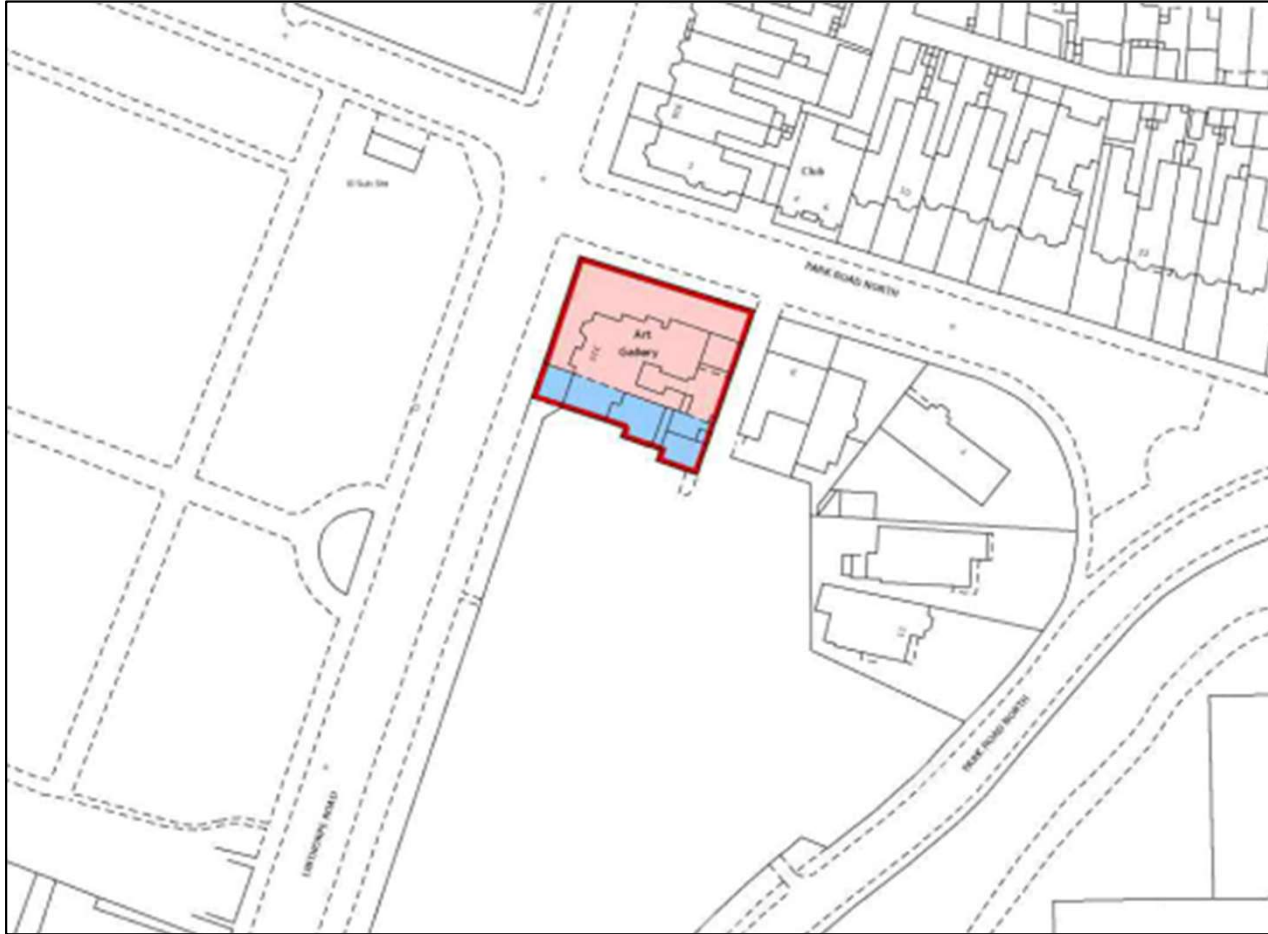
In accordance with Anti- Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Tenure

Freehold.







Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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