

The logo consists of the letters 'SW' in a bold, white, sans-serif font, set against a dark blue background that features a faint architectural drawing of a house.

Sanderson  
Weatherall

FOR SALE  
RESIDENTIAL INVESTMENT

46, 46a, 48 & 48a Albert Terrace, Middlesbrough TS1 3PB



Residential Investment Opportunity

Close Proximity to Middlesbrough Town Centre

Let to Private Individuals

Asking Price £1.725M

Subject to Contract

### Location

The subject property is situated in a prominent position on the corner of Albert Terrace, adjacent to Linthorpe Road a short walk from 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

A stunning not to be missed investment opportunity. Interior designers were employed to create flexible, up market accommodation in the heart of the town. This perfectly maintained, ideally located, and beautifully finished property offers well-presented modern, stylish accommodation surrounded by large gardens. The architect and designers brief was to provide apartments for affluent students and professionals. Each apartment or cottage leads or looks out on to well-designed gardens.

Original staircases and features have been retained and restored providing spacious, bright, entrance halls.

46 Albert Terrace: The ground floor has 3 large self-contained apartments. The first floor offers a two bedroom self-contained apartment and a one bedroom apartment. The second floor offers a five bedroom apartment with shared communal area.

46a Albert Terrace is a very spacious three bedroom cottage with a large communal area and large shared bathroom.

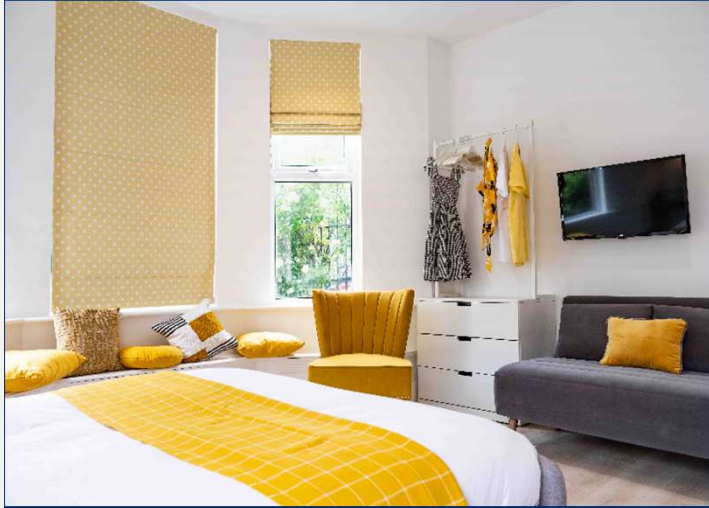
48 Albert Terrace: There are six large self-contained apartments over two floors.

48a Albert Terrace: There is a large detached one bedroom cottage.

Due to its proximity to Teesside University this property has historically always been fully occupied giving the prospective new owner/landlord considerable peace of mind. This property represents not only excellent value it's also a safe and exceptionally rare investment opportunity not to be missed.



46, 46a, 48 & 48a Albert Terrace, Middlesbrough TS1 3PB



## Accommodation

| Description                                       | Approx Gross Internal Floor Area |              |
|---|----------------------------------|--------------|
| <b>46 Albert Terrace</b>                          |                                  |              |
| <b>Ground Floor</b>                               | <b>sq m</b>                      | <b>sq ft</b> |
| The Bertie – 1 Bedroom Studio                     | 23                               | 248          |
| The Leo Pad – 1 Bedroom Studio                    | 19                               | 204          |
| The Teddy Suite – 1 Bedroom Apartment             | 42                               | 452          |
| <b>First Floor</b>                                |                                  |              |
| The Alice – 2 Bedroom Apartment                   | 45                               | 484          |
| The Pad – 1 Bedroom Studio                        | 19                               | 204          |
| <b>Second Floor</b>                               |                                  |              |
| Terrace Suite – 5 Bedroom Apartment               | 78                               | 839          |
| <b>46A Albert Terrace</b>                         |                                  |              |
| Rosie's Cottage – 3 Bedroom Apartment             | 105                              | 1,130        |
| <b>48 Albert Terrace</b>                          |                                  |              |
| <b>Ground Floor</b>                               |                                  |              |
| George Suite – Studio 1 – Bedroom Studio          | 20                               | 216          |
| Lizzie Pad – Studio 2 – Bedroom Suite             | 20                               | 216          |
| Charlotte Apartment – Studio 3 – 1 Bedroom Studio | 23                               | 248          |
| <b>First Floor</b>                                |                                  |              |
| Louis Pad – Studio 4 – 1 Bedroom Studio           | 19                               | 204          |
| Helena Apartment – 1 Bedroom Studio               | 20                               | 216          |
| The Alexandra – Studio 6 – 1 Bedroom Studio       | 31                               | 333          |
| <b>48A Albert Terrace</b>                         |                                  |              |
| Office – 1 Bedroom Apartment                      | 60                               | 646          |
| <b>Total</b>                                      | <b>524</b>                       | <b>5,640</b> |



### Site Area

0.08 hectares (0.19 acres)

### Income

Fully let the property generates an annual income of £154,152 per annum. The owner is currently in the process of letting the rooms for the 23/24 Academic Year and it is again anticipated that 100% occupancy will be achieved.

### Tenure

Freehold.

### 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 £1.725M subject to contract.

### VAT

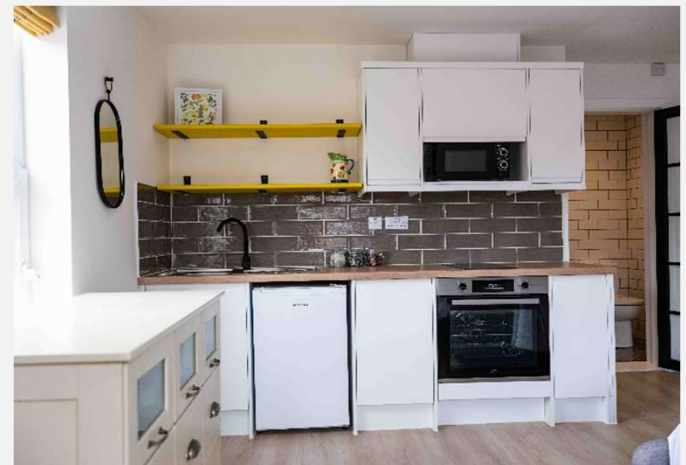
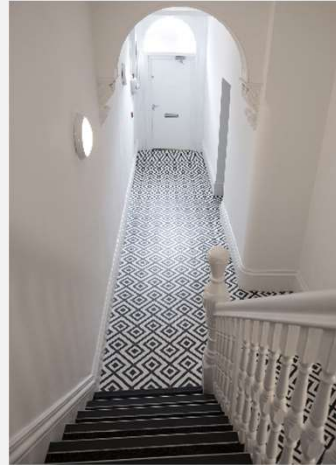
All figures quoted are deemed exclusive of VAT.

### 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.





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.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

July 2023  
231321



Strictly by prior appointment with the agents:

**Kevin McGorie**

**07901 710 671**

[kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)

or

**Mark Convery**

**07525 872 141**

[mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

Sanderson Weatherall  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

**Sanderson  
Weatherall**

[sw.co.uk](http://sw.co.uk)