FOR SALE:- Offers in the Region of £275,000

2-4 Cargo Fleet Lane, Middlesbrough, TS3 0LW

Former Dental Practice – Highly Prominent Roadside Opportunity – 2,147sq.ft.







SITUATION/LOCATION

The property fronts Cargo Fleet Lane (A171) adjacent to its roundabout with Normanby Road (B1380) approximately 2 miles south east of Middlesbrough town centre. Cargo Fleet Lane is an arterial route through Middlesbrough linking with Stokesley Road (A172) and the A66 within a short driving distance. The immediate vicinity is a predominantly residential neighbourhood incorporating local amenities including a convenience/ hardware store, Farmfoods and Heron Foods. The location benefits from swift access across the region lying approximately 8 miles north of Stokesley, 10 miles east of Yarm and 17 miles east of Darlington.

DESCRIPTION

Detached former dental practice of traditional brick construction held beneath a multi pitched concrete pan tile covered roof.

The principal accommodation is held over the ground floor comprising an open plan sales area with a number of cellular former treatment rooms, offices and stores. There is a small office held over the first floor with dormer window.

The property occupies a generous corner plot extending to approximately 741.72sq.m.

Subject to obtaining any requisite planning/ local authority/ statutory consents the property may suit a variety of roadside re-development opportunities we feel including (but not limited to) convenience store, veterinary practice, dental practice, physio / treatment studio, office etc. Alternatively the property may suit residential conversion.

TENURE

Freehold

ACCOMMODATION

Ground Floor	172.33sq.m.	1,855sq.ft.
First Floor	27.09sq.m.	292sq.ft.
Net Internal Area	199.42sq.m.	2,147sq.ft.

Total Plot Size Approx. 741.72sq.m. 7,982sq.ft.

RATEABLE VALUE

£21,000

VAT TBC

VIEWING

Strictly by appointment only through agents.

EPC









18 St Cuthberts Way Darlington, County Durham DL1 1GB

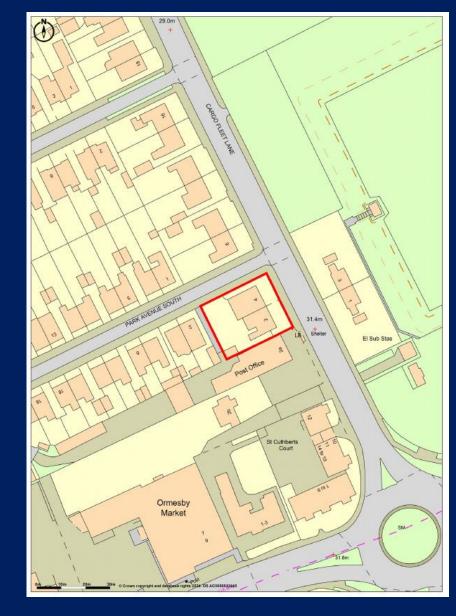
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, 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. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.









*For identification purposes only

18 St Cuthberts Way Darlington, County Durham DL1 1GB

Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, 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. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

