

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.

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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.

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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

TBC



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