# FOR SALE:- Offers in the Region of £215,000 Former Salvation Army Hall, Brambles Farm, Middlesbrough, TS3 8EX

Former Place of Worship – Versatile Commercial Premises with Roadside Visibility Extending to 3,511sq.ft. on 1.04 Acre Plot (Approx.)







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#### SITUATION/LOCATION

The property lies adjacent to the junction of Longlands Road (A1085T) and Cargo Fleet Lane (A171) approximately 2 miles east of Middlesbrough town centre. Both Longlands Road and Cargo Fleet Lane provide arterial routes through Middlesbrough linking with the A66 and A174 within a short driving distance. The immediate vicinity is a mixed neighbourhood incorporating commercial occupiers including Lidl, Esso and Smithfield Timber amongst a diverse variety of other established businesses. 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 place of worship constructed late 90s (approx.)

The property is of traditional brick construction held beneath a multi pitched concrete tile covered roof.

Internally the principal accommodation is held over ground floor only comprising a reception atrium with two main hall spaces, café, kitchen and a range of offices/meeting rooms/ancillary accommodation. The property is heated by way of a gas fired central heating system and there are M/F and accessible WCs. There is attic storage.

Externally there is a large block paved parking area together with established grounds laid to lawn. The site is enclosed via boundary fencing with double gated access.

#### **DEVELOPMENT POTENTIAL**

The property enjoys roadside visibility to the trunk road and may suit a variety of alternative commercial uses or indeed alternative re-development opportunities subject to any necessary Statutory/ Planning/ Local Authority consent.

### **RESTRICTIVE COVENANT**

The Agent has not been provided with a Report of Title and interest parties should rely on their own investigation in this regard. However the Agent is aware that there is a covenant held within the title restricting the sale of intoxicating liquor.

# TENURE

Freehold

# ACCOMMODATION

Net Internal Area		
Approx.	326.29sq.m.	3,511sq.ft.

Total Plot Size Approx.

1.04 Acres

#### **RATEABLE VALUE**

The property will require re-assessment for the purpose of business rates.

# VAT

We are advised by our client that VAT is not applicable to the purchase price.

**VIEWING** Strictly by appointment only through agents.

EPC TBC





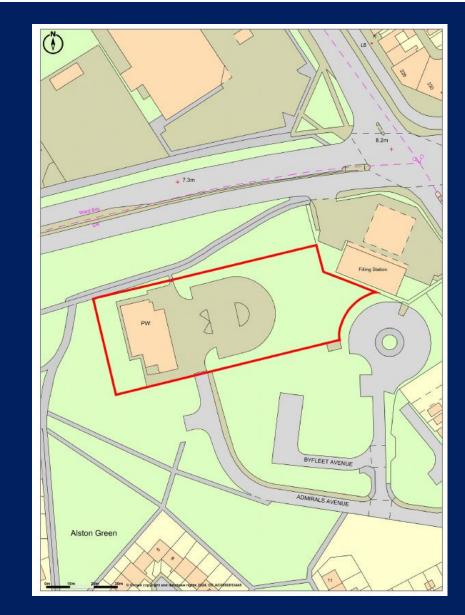


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