

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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& PROPERTY CONSULTANTS



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.
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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



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

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