

FOR SALE/TO LET

21.57 - 229.97 Sq M



17A-19A HARTINGTON ROAD & 12 HARRIS STREET, MIDDLESBROUGH,
TS1 5ED

- Suitable for a variety of uses
- Prominent building on one of major accesses to Middlesbrough town centre.
- Whole available - For Sale
Ground floor available as whole or in parts - To Let

DGRE

17A-19A HARTINGTON ROAD & 12 HARRIS STREET, MIDDLESBROUGH, TS1 5ED

The subject property presents an excellent opportunity to acquire a freehold central Middlesbrough property suitable to a wide variety of uses, some subject to planning.

The property comprises ground floor accommodation with 2 one-bedroom first floor flats, one let at £425pcm and one vacant with opportunity to reconfigure.

The ground floor could easily be let to provide additional income or for a purchasers own business occupation or could be redeveloped to provide additional residential flats.

Location

The premises are located in close proximity to the busy junction of Newport Road and Hartington Road on the western edge of Middlesbrough town centre. This location is very popular with specialist retailers, hot food takeaways.

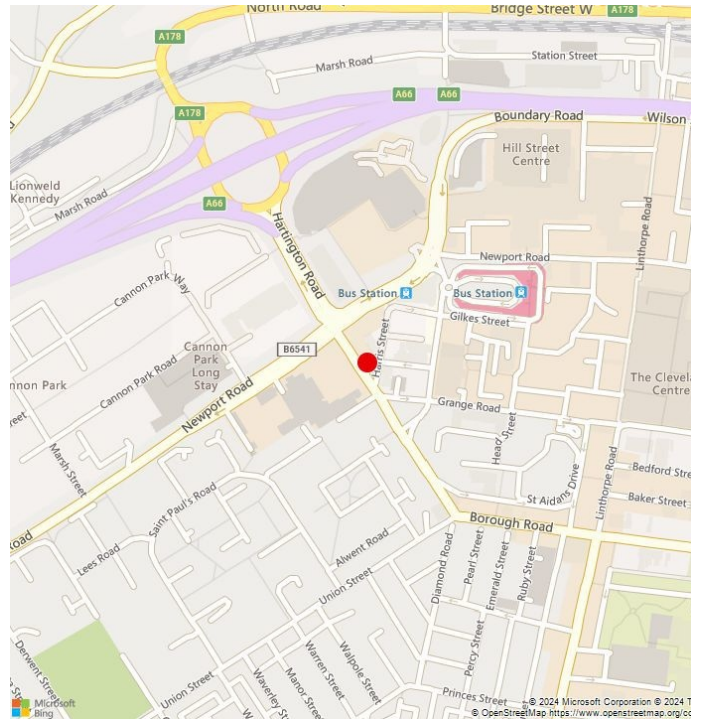
The property is surrounded by a mix of retail, leisure and residential property. The area is well connected via rail and road; Middlesbrough train station lies to the northeast and the A66 connects to the A19 to the west. Middlesbrough's bus terminal is situated a 2 minute walk from the property.

Accommodation

The property comprises a series of two interconnecting retail units, with the main frontage to Hartington road, and 2 separately accessed, self-contained, one-bedroom first floor flats which are tenanted.

The property was previously used as a hair extensions studio and beauticians and the various parts of the property were used as styling and beauty rooms.

The configuration of the accommodation would suit many different options, such as beauticians, hot food takeaway (subject to planning), offices, conversion to residential. There are three external exits, two on Hartington Road and one on Harris Street, meaning that the property could be split if necessary.



Additional Information

Price

£197,500 for the Freehold

Rent

On Application

EPC

17a-19 Hartington Road 49 (B) valid until 21 Nov 2030

EPCs for 12 Harris Street have expired but our client has commissioned new EPCs which will be available when complete.

Viewing

By appointment through DGRE only

Niall Deas
ndeas@dgre.uk

Georgia Atkinson
gatkinson@dgre.uk

	Sq M	Sq Ft
Ground floor	125.52	1,351.1
TOTAL	229.97	2,475.4

VAT

It is understood that the building is not elected for VAT.

Planning Information

We understand the premises have existing use consent for uses within Class E. Previously planning permission was granted for the conversion of the ground floor into residential flats. It is understood that this consent has expired.

Services

Understood to be connected to mains water, gas, electricity and drainage.