



22 Jubilee Road
 , Middlesbrough, TS6 9ER

Asking Price £195,000



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FURTHER INFORMATION

Size: A total of 2744.8 SqFt spread across two floors:

Originally constructed in 1884 as a Christian Chapel prior to refurbishment in early 2000's and let commercially since, this property offers a wealth of possibilities, making it a flexible and adaptable space suitable for various purposes. From potentially serving as a commercial let to being transformed into a part-residential property or converted into separate apartments, the potential uses for this property are endless.

The investment opportunities presented by this property are substantial, with the potential to generate an impressive monthly rental income ranging from £2,000 to £3,000 (subject to obtaining necessary consents). This attractive return on investment underscores the immense possibilities that this property holds for savvy investors looking to maximize their returns in the thriving rental market - with quality tenants lining up ready to go!

Boasting a prime location in a highly desirable neighborhood, this property is well-positioned to attract tenants and ensure a steady stream of income for the new owner. The strategic location, coupled with the property's unique features and investment potential, make it a standout opportunity for those looking to capitalize on the dynamic property market.

Don't miss your chance to own this exceptional property that offers not only a spacious and versatile living or commercial space but also promising investment prospects that could yield significant

financial rewards. Take advantage of this rare opportunity to acquire a property that ticks all the boxes for investors seeking both value and potential growth.

The property comprises in brief from two separate entrance doors with multi-locking external doors, electric roller shutters and alarm system, open plan shop with large UPVC double glazed window, kitchen, rear storeroom and WC. Rear external access door and stairs to first floor.

The first floor can be accessed via the private entrance door and stairs to the side, or via stairs from the main ground floor shop. The spacious first floor offers timber frame stud walls consisting of four rooms, WC, and roof windows for natural light.

Central heating is supplied by an updated combi boiler heating system, as well as a rewire including smoke/fire alarm system with emergency lighting and up to date EICR.

The size of this property needs to be seen to appreciate its endless possibilities for a range of buyers - this is the perfect investment buy to let. Viewings available now, there is also a 360 degree virtual tour available to view above. Offers are also welcomed on the asking price.

Convenient transports links include various public transport, the A66/A174 allowing seamless access to the A19/A1 and West to Stockton/Darlington, and to Teesside Airport just 15 minutes drive away.

A very efficient EPC energy rating of B / This is a

Tel: 01642 462153

freehold property / Mains utilities and sewerage with no known rights of way affecting this property / On road parking, with various public parking nearby.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

GROUND FLOOR

MAIN ROOM ONE

23'10" x 20'0" (7.28 x 6.10)

REAR/SIDE ROOM

23'6" x 11'7" (7.18 x 3.54)

KITCHEN

12'8" x 14'10" (3.87 x 4.53)

STOREROOM / REAR ACCESS

10'0" x 10'2" (3.07 x 3.10)

WC

4'3" x 2'8" (1.32 x 0.83)

STAIRS TO FIRST FLOOR

SECOND ENTRANCE TO FIRST FLOOR

Via second external door with electric roller shutter.

HALL

13'0" x 6'5" (3.98 x 1.98)

MAIN ROOM

21'0" x 17'1" (6.42 x 5.22)

SECOND ROOM

10'5" x 26'11" (3.20 x 8.22)

THIRD ROOM

FOURTH ROOM

9'6" x 9'4" (2.91 x 2.86)

WC

4'0" x 5'4" (1.24 x 1.63)

LANDING/HALL

10'0" x 9'3" (3.06 x 2.84)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.