



44 Borough Road

, Middlesbrough, TS1 5DW

Offers in excess of £290,000

** RENTABLE VALUE £32,000 PER ANNUM **

CLOSE TO THE RECENTLY ANNOUNCED MARRIOTT HOTEL DEVELOPMENT, PART OF THE CROWN SQUARE DEVELOPMENT.

BEING LOCATED IN A PROMINANT & CENTRAL POSITION WITHIN MIDDLESBROUGH' TOWN CENTRE, THIS SIGNIFICANTLY EXTENDED MIXED COMMERCIAL & RESIDENTIAL OPPORTUNITY OFFERS GREAT SCOPE FOR DEVELOPMENT / ENHANCEMENT WHILST CURRENTLY ENJOYING A GENEROUS INCOME 'AS IS'.

THE GROUND FLOOR RETAIL AREA IS CURRENTLY OCCUPIED BY A BEAUTY BUSINESS WITH AN 8 YEAR LEASE IN PLACE.

THE RESIDENTIAL ACCOMMODATION ABOVE COMPRISES OF 3 SELF CONTAINED ONE BEDROOM APARTMENTS, ALL OFFERING LOUNGE / KITCHENS, A DOUBLE BEDROOM & BATHROOM. THE PROPERTIES ARE POSITIONED WITHIN A MATTER OF MINUTES FORM THE UNIVERSITY OF TEESIDE, LIKewise TO THE MAIN SHOPPING DISTRICT / THE BUS STATION & SLIGHTLY FURTHER, BUT STILL WITHIN WALKING DISTANCE, TO THE TRAIN-STATION.

GROUND FLOOR RETAIL - £1,000 PCM (8 YEAR LEASE)

FLAT A - £550 PCM

FLAT B - £550 PCM

FLAT C - £550 PCM

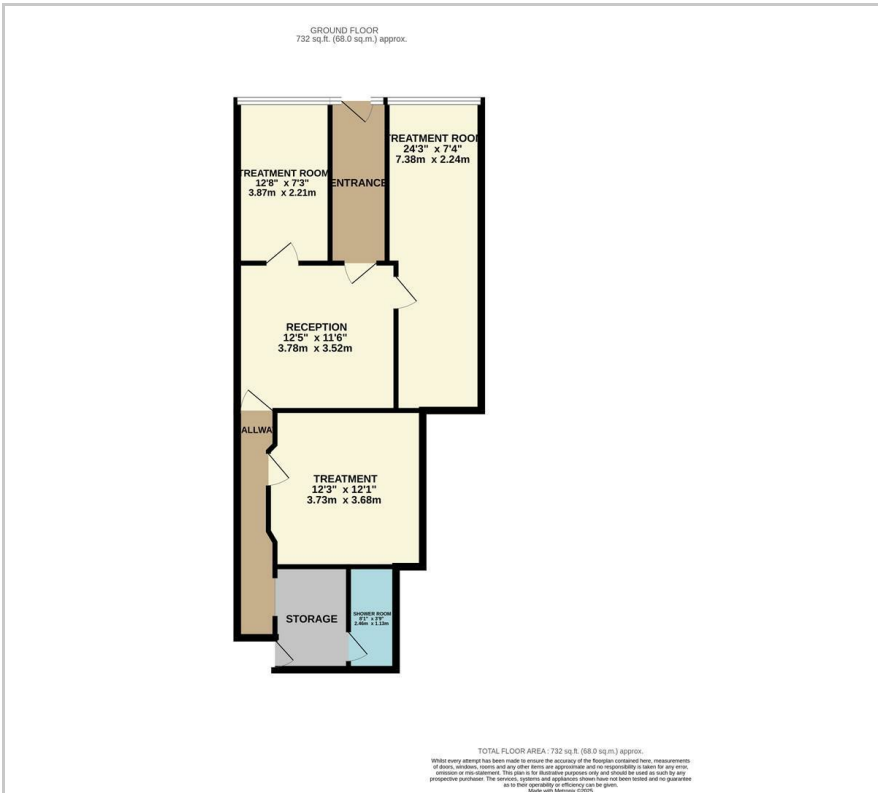
Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

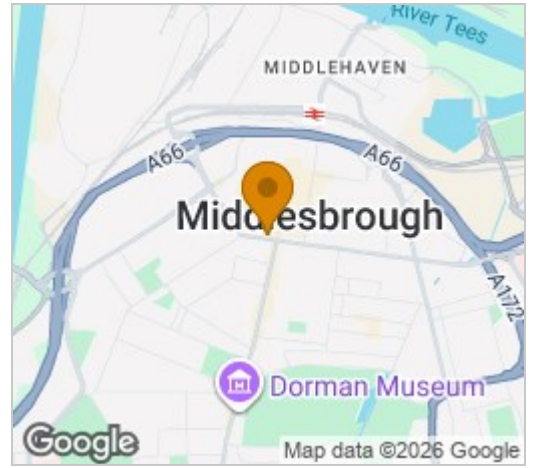
- A ground-floor retail unit and three self contained apartments to the upper floors



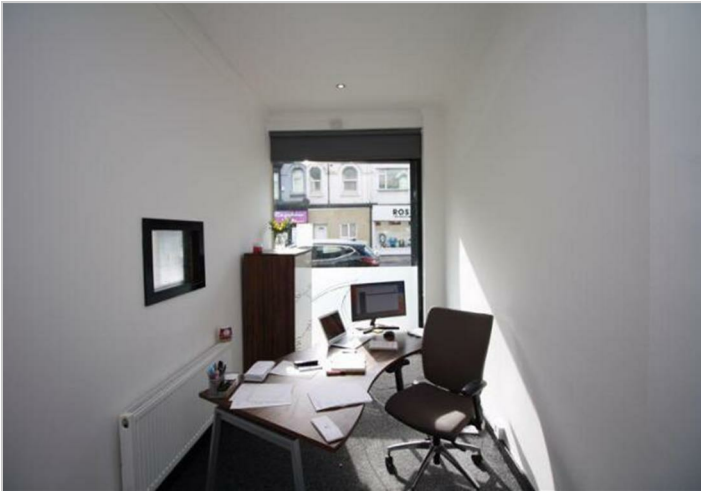
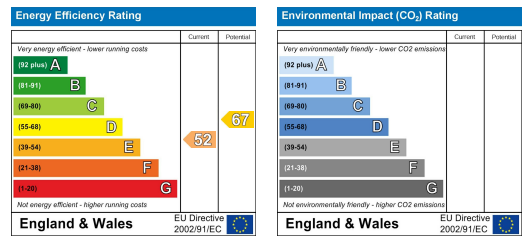
Floor Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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