Harper & Co
Estate Agents Ltd

https://www.harperandcoestateagents.co.uk



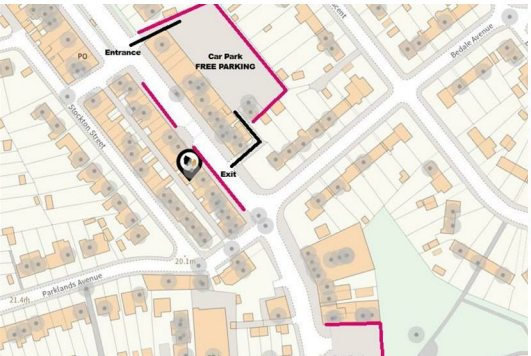
25-27 Station Road

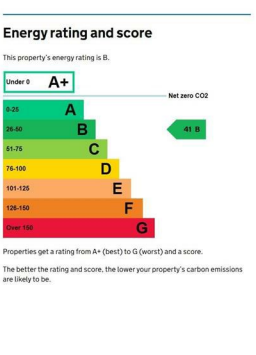
, Billingham, TS23 1AF

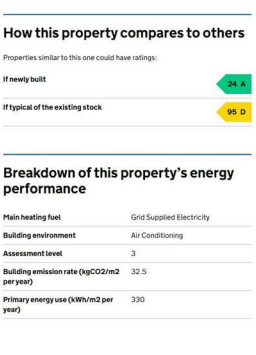
Offers in excess of £175,000

1 1 null

Two Commercial Units Plus First-Floor Residential Accommodation Property Presents An Exceptional Investment Opportunity. Spanning An Impressive 1,237 Square Feet And With Plenty Of Free Parking Nearby, The Premises Was Originally Built As Two Separate Retail Spaces That Have Been Seamlessly Opened Up Into One Expansive Area, Providing Versatility For Various Business Ventures.









Description
An Excellent Freehold Mixed-Use Investment Opportunity With Potential For Multiple Rental Income Streams!

Situated on Station Road in Billingham, this substantial double-fronted property offers an exciting opportunity for investors, developers or business owners looking for a versatile commercial and residential investment.

Originally constructed as two separate commercial units, the ground floor has subsequently been combined to create one larger premises. With two individual shopfront entrances already in place, there is potential to reinstate the original layout and create two independent commercial units, subject to any necessary consents and alterations.

The property also benefits from first-floor residential accommodation, currently arranged as a one-bedroom flat comprising a lounge, kitchen and shower room, offering further potential for rental income.

Potential Rental Income

Based on indicative rental estimates, the property could offer the following income opportunities:

Commercial Unit One – Approximately £1,000 PCM

Commercial Unit Two – Approximately £1,000 PCM

First Floor Residential Flat – Approximately £500 PCM

Total Potential Rental Income: £2,500 PCM / £30,000 Per Annum

Based on the asking price of £175,000, this represents an illustrative gross rental yield of approximately 17.1%, making it an interesting proposition for investors seeking the potential for multiple income streams.

These figures are estimates only and are subject to market demand, the necessary permissions, any required works and the accommodation being suitable for separate letting. They are not guaranteed rental returns.

The ground floor offers flexible commercial accommodation with preparation and storage areas, toilet facilities, electric roller shutters and access to a secure rear yard. The property also benefits from lift access to the first floor, adding to its versatility.

Positioned within an established commercial area of Billingham, with nearby businesses, residential neighbourhoods and free parking available in the surrounding area, the property is conveniently located for a variety of potential uses.

Whether you are looking to operate your own business, expand an existing property portfolio or explore the possibility of creating three separate rental income streams, this property offers considerable potential.

Early viewing is recommended to fully appreciate the accommodation, flexibility and investment opportunities on offer.

All proposed uses, alterations and separate lettings are subject to the relevant planning permissions, building regulations and any other necessary consents. Prospective purchasers should make their own enquiries regarding rental values and potential returns.

Vendor Information
The Vendor Informs Us:

25 & 27 Station Road Were Originally Two Separate Units, That Have Been Opened Up Into One & Could Be Converted Back Into Two Units By Its New Owners If Desired (STPP)
Both Properties Are Extended To The Rear With Building Regulations Sign Off In 2010
A Lift Was Installed In 2015 Which Allows For Wheel Chair Access
There Are 2 Water Inlets Into The Properties & The Properties Have Two Electrical Mains Inlets So Both 25 & 27 Can Run From Separate Electricity (25 Has A Recently Updated Consumer Unit, 27 Was Updated Around 15 Years Ago)
Valid EICR For Both 25 And 27 - Dated 2022
Front Of The Shop Benefits From A Warm And Cold Air Con Unit Installed In 2016
Front Of Shop Chiller Units Are Included In The Sale And In Working Order
uPVC Double Glazing Throughout With Toughened Safety Glass To The Ground Floor & First Floor Rear Windows
Recent Fire Safety Check, Passed In 2023
Two Separate Electric Remote Controlled Shutters To The Shop Front, Both Sides
There Is A Ground Floor W.C In 27, And Toilet To Rear In 25
Cold Storeroom In 25 Which Has Plastered And Painted walls And Ceiling & In Working Order
The Premises May Benefit From Small Business Rate Relief As It Does Currently
Gas Supply Comes Into Number 27 But Is Currently Capped Off But Can Be Re-Connected, There Is Also A Gas Supply That Comes In 25 Which Is Currently In Use And Supplies The Instant Water Only Gas Boiler
The First Floor Is Currently Used As A Flat With Council Tax Band A

Ground Floor:

An Arrangement Of Commercial Areas/Rooms
Wash Sink & Separate Hand Sink
Two Ground Floor W.C's
Lift & Separate Staircase
Gated Yard Area

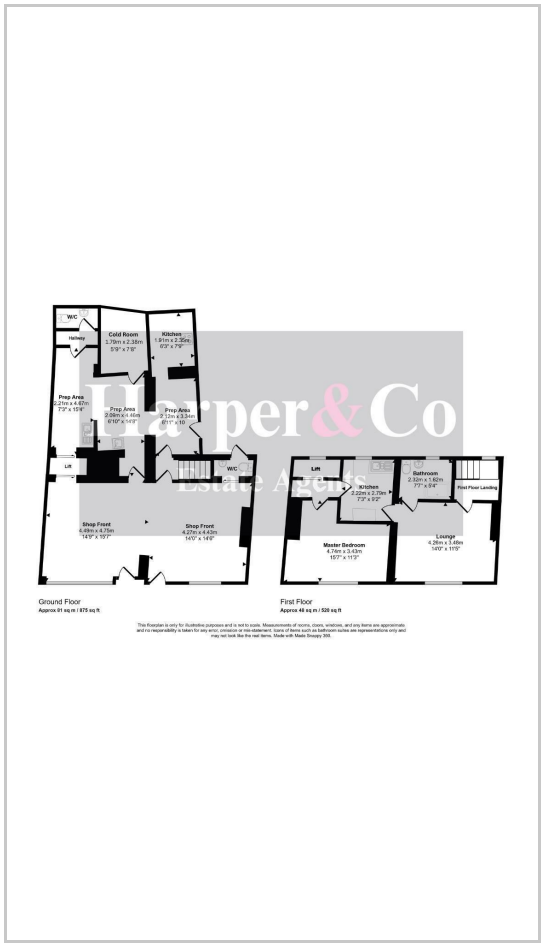
First Floor Flat: (Accessed By Staircase Or Lift)

Consists Of:
Large Living Room
Large Master Bedroom
Kitchen
Bathroom With A Double shower, Toilet, Hand Basin, And Heated Electric Towel Rail
Loft Boarded In The Centre For Storage 27 Side Only
Electric Oil Filled Radiators
Re-Skimmed Walls And Ceilings In The Majority Of Rooms And Bathroom Update In 2015
The Property Has A Built In/Wired In Alarm System Which Secures The Whole Property

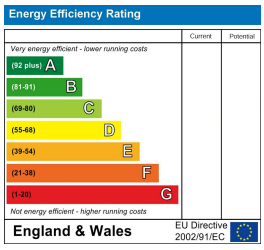
Area Map

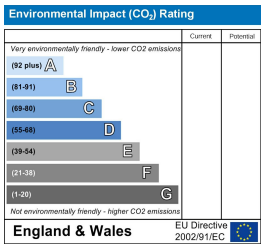


Floor Plans



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.

Progress House Fudan Way, Thornaby, Stockton-on-Tees, TS17 6EN
Tel: 01642 638 000 Email: sales@harperandcoestateagents.co.uk https://www.harperandcoestateagents.co.uk