



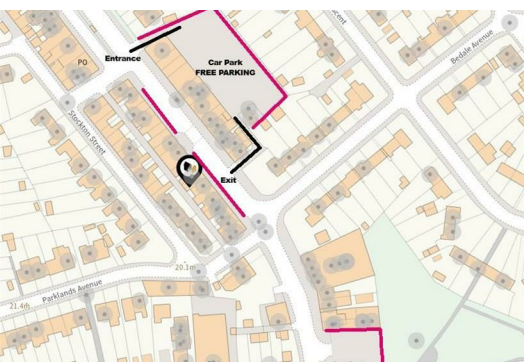
25-27 Station Road

, Billingham, TS23 1AF

Offers in excess of £175,000

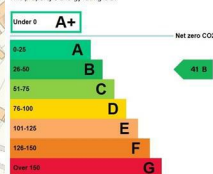


SENSIBLE OFFERS INVITED! FREEHOLD TITLE - VIRTUALLY WALK THROUGH THE PROPERTY WITH THE 360 TOUR - At 25 - 27 Station Road, This Mixed Use/Commercial Property Presents An Exceptional Investment Opportunity. Spanning An Impressive 1,237 Square Feet And With Plenty Of Free Parking Nearby, The Premises Was Originally Built As Two Separate Retail Spaces That Have Been Seamlessly Opened Up Into One Expansive Area, Providing Versatility For Various Business Ventures.



Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	32.5
Primary energy use (kWh/m ² per year)	330



Description

The Property Boasts A Vast Arrangement Of Ground Floor Commercial Space/Rooms, Two Generously Sized First-Floor Rooms, Which Are Currently Being Used As A Living Room And Master Bedroom In The Residential Flat Above The Retail Space, But Could Alternatively Be Ideal For Office Use Or Additional Retail Space, Complemented By A Well-Equipped Kitchen And A Shower Room, Ensuring Convenience For Staff And Customers Alike. Or Could Be Continue To Be Used As It Is Currently As A Residential Flat. Accessibility Is A Key Feature, With A Lift Installed To Facilitate Wheelchair Access, Making It Inclusive For All.

Safety And Compliance Are Paramount, And This Property Comes With The Reassurance Of A Passed Fire Safety Check And Valid Electrical Installation Condition Report (EICR) Certificates, Ensuring Peace Of Mind For Any Prospective Buyer Or Tenant.

With Its Prime Location And Substantial Income Potential, This Property Is Not Just A Space; It Is A Gateway To A Thriving Business Opportunity. Whether You Are Looking To Expand Your Portfolio Or Embark On A New Venture, This Commercial Property In Billingham Is Worthy Of Your Consideration

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

Potential Income

Each Shop Has The Potential To Be Let - Approx. £1,000 - £1,250 PCM Each Or As One Whole Unit - Approx. - £2,000 PCM
The Flat Has the Potential To Be Let As A Whole, But May Need To Create A Separate Access - Approx. £500 PCM
The Rooms Upstairs Also Offer The Potential To Be Let With Shared Kitchen & Bathroom - Approx. £100PW Each

Note

EPC Available Upon Request Rating - B (41)
Tenure - Freehold
Flat Council Tax Band A
Commercial Tax - TBC Depending On Use

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

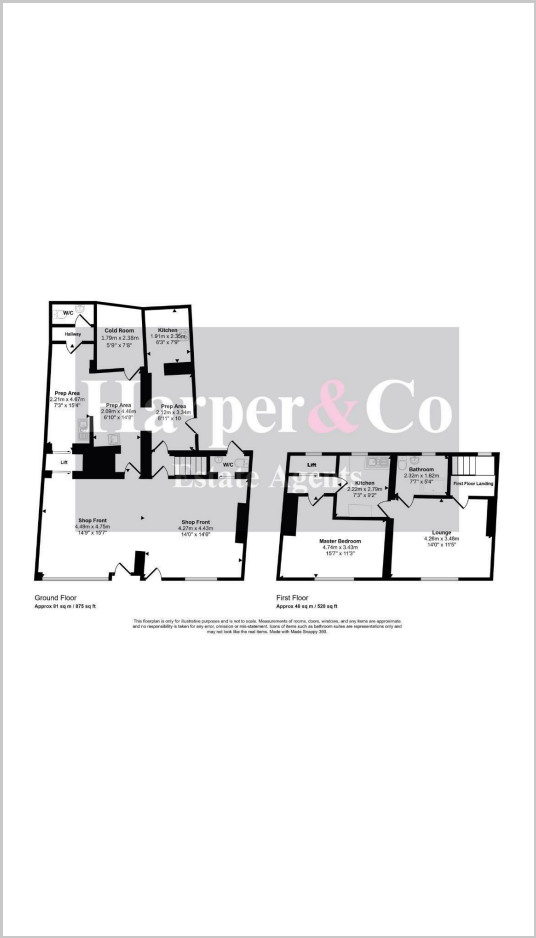
Money Laundering

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

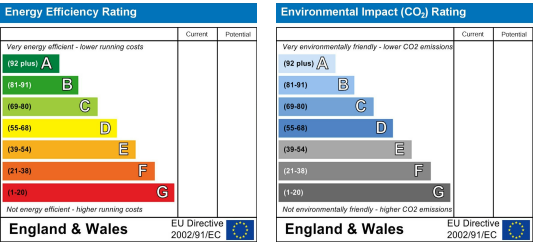
Area Map



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.