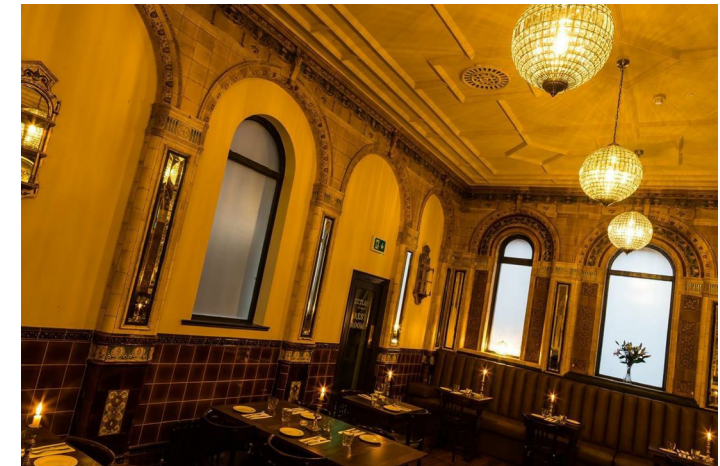


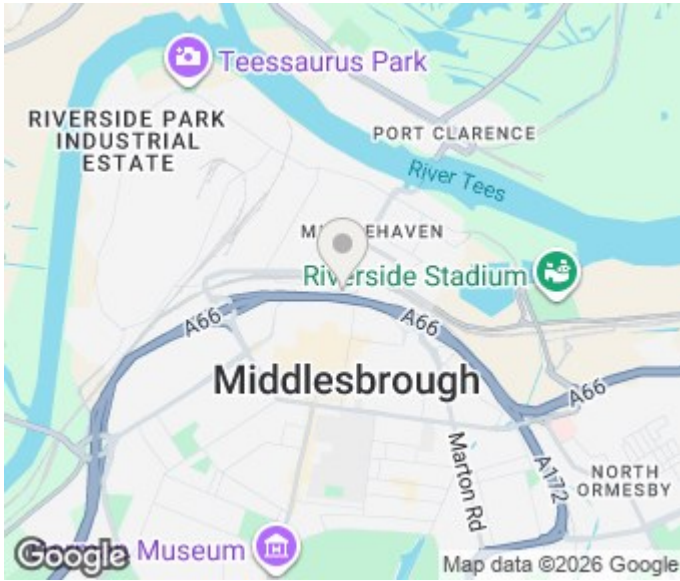


9 ZETLAND RD
MIDDLESBROUGH, TS1 1EH

£850,000
FREEHOLD

A rare opportunity to acquire an iconic piece of Middlesbrough's history: the Grade II listed Zetland Hotel on Zetland Road is now available with a revised price. Please note: the business previously associated with the property is no longer included in the sale, and the price has been adjusted accordingly. This distinguished property presents a unique chance to own a landmark building in the heart of the town's historic quarter.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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