



**22 AYRESOME**  
**MIDDLESBROUGH, TS5 4DN**

**£120,000**  
**FREEHOLD**


Magnum Properties is excited to introduce this property with a commercial downstairs shop and spacious residential area above, with the potential for conversion into commercial units or flats.

The generous room sizes and layout offer the potential of redevelopment. The downstairs shop unit, spanning approximately 600 sqft, is Located in a bustling area with high foot traffic and is surrounded by residential properties.

**MP**  
**MAGNUM PROPERTIES**  
SALES | LETTINGS | INVESTMENT | MANAGEMENT



**EPC Rating:**      **Council Tax Band: Exempt**

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

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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