

24 Borough Road
Middlesbrough, TS1 5DW

Asking Price £255,000

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- Newly Modernised and Refurbished Commercial/Residential Opportunity
- Upper Level Apartment with Four Bedrooms (All En-Suites)
- Residential Income of £1,700PCM Fully Occupied
- Buyers Premium Fee of £5,000
- Central Middlesbrough Location
- Rare Market Opportunity
- Commercial Income of £750PCM Fully Occupied
- Ground Floor Commercial
- Opportunity for BTL or HMO
- Fully Occupied

Discover a FULLY OCCUPIED unique and rare offering that blends the best of residential comfort with commercial potential! This stunning property features four spacious bedrooms, each with its own luxurious en-suite, offering the ultimate in privacy and convenience for residents/guests.

Key Features:

Four spacious bedrooms, each with an en-suite bathroom

Premium finishes and modern design

Versatile use as both residential and commercial space

Prime location with high foot traffic and accessibility

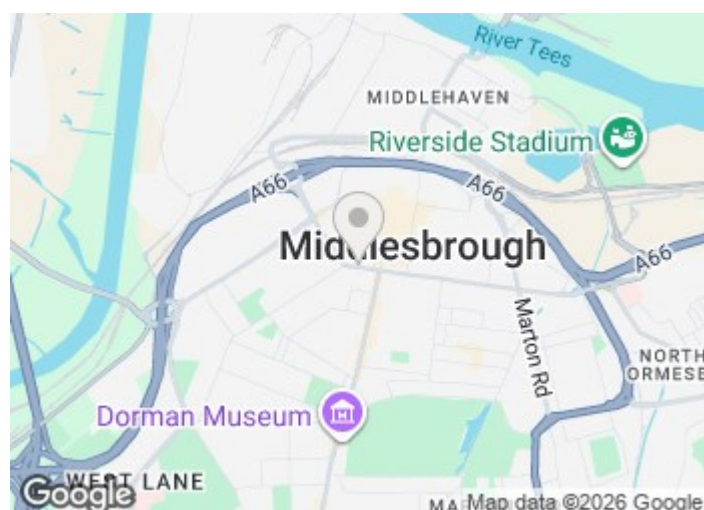
Don't miss out on this incredible opportunity to secure a property that offers both a luxurious living experience and commercial potential. Whether you're growing your business or searching for a perfect investment, this unit has it all.

Commercial Achieves £750PCM

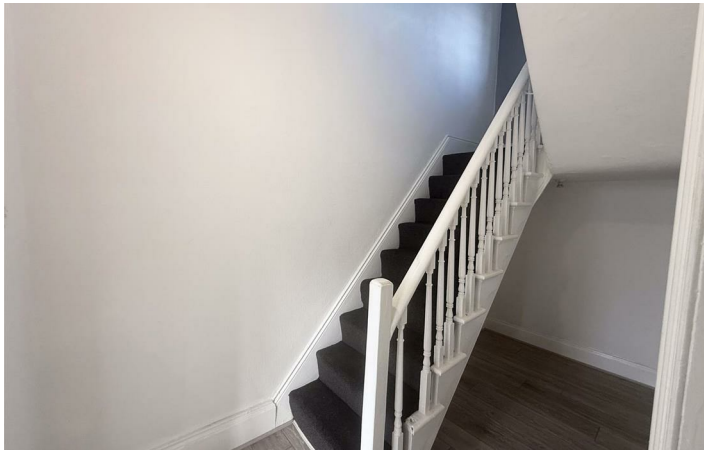
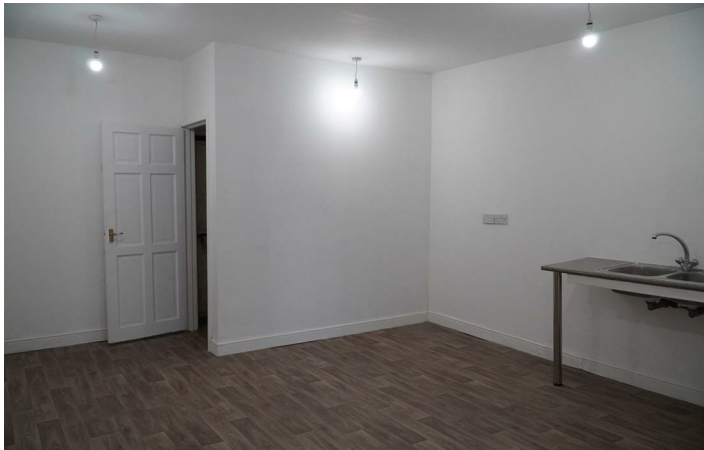
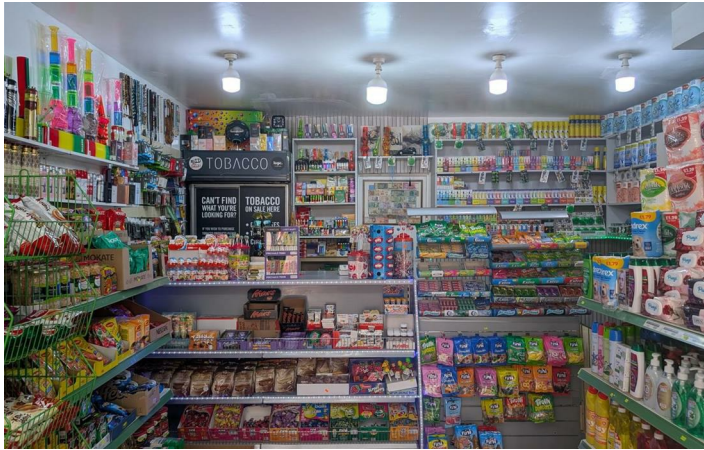
Residential Achieves: £350 per room (4 rooms)

Total: £2,150PCM

Buyers Premium Fee of £4,000+VAT Applicable

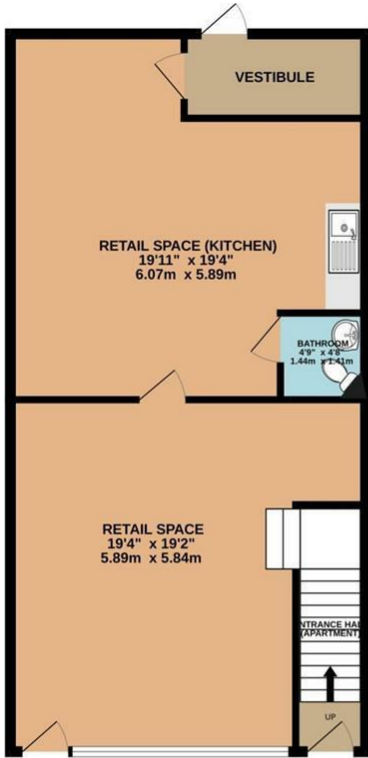


[Directions](#)

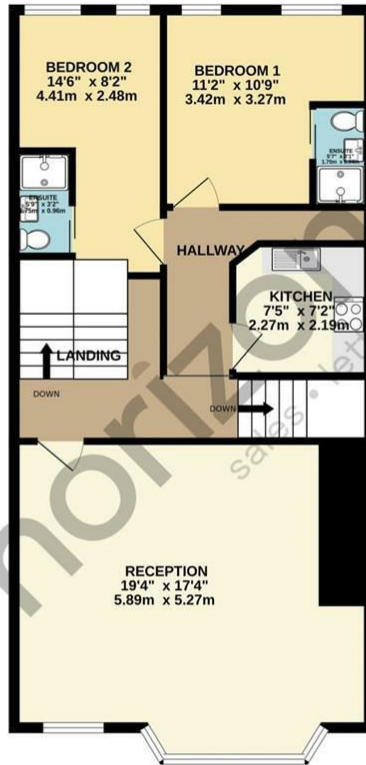


Floor Plan

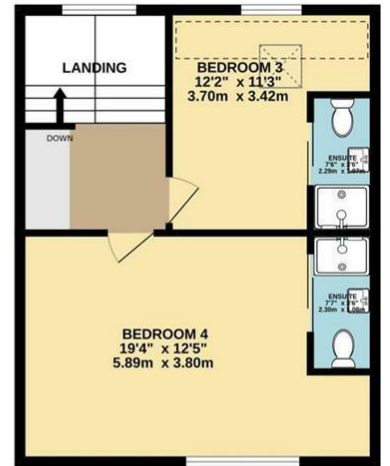
GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	