

Thomas : Stevenson

# For Sale or To Let

## 3 BEDFORD STREET, MIDDLESBROUGH



### Location

The property is situated on Bedford Street an office location situated between Linthorpe Road and Albert Road in Middlesbrough town centre.

### Description

The property comprises a two storey office building, providing two offices and a kitchen on the ground floor together with a further two offices and w.c. accommodation to the first floor.

The property has the benefit of electric convactor heating. In the event of a letting of the property the accommodation could be refurbished including new lighting, carpets and re-decoration or alternatively a rent free period granted to a tenant to contribute to the costs of this.

### Accommodation

The accommodation comprises approximately:-

Ground Floor

Two Offices: 25.27 sq m (272 sq ft)

Kitchen: 4.50 sq m (48 sq ft)

First Floor

Two Offices: 22.04 sq m (237 sq ft)

w.c, hand-basin and shower cubicle.

### Business Rates

Interested parties should contact Middlesbrough Borough Council for precise details of the annual business rates payable on 01642 245 432.

### Proposed Terms

Freehold

The property is available for sale with offers invited in the region of £65,000.

Leasehold

Alternatively the property is available to let by way of a lease in multiples of 3 or 5 years at an initial rental of £6,000 p.a. exclusive on full repairing and insuring terms.

### VAT

All rentals/prices are exclusive of VAT where applicable.

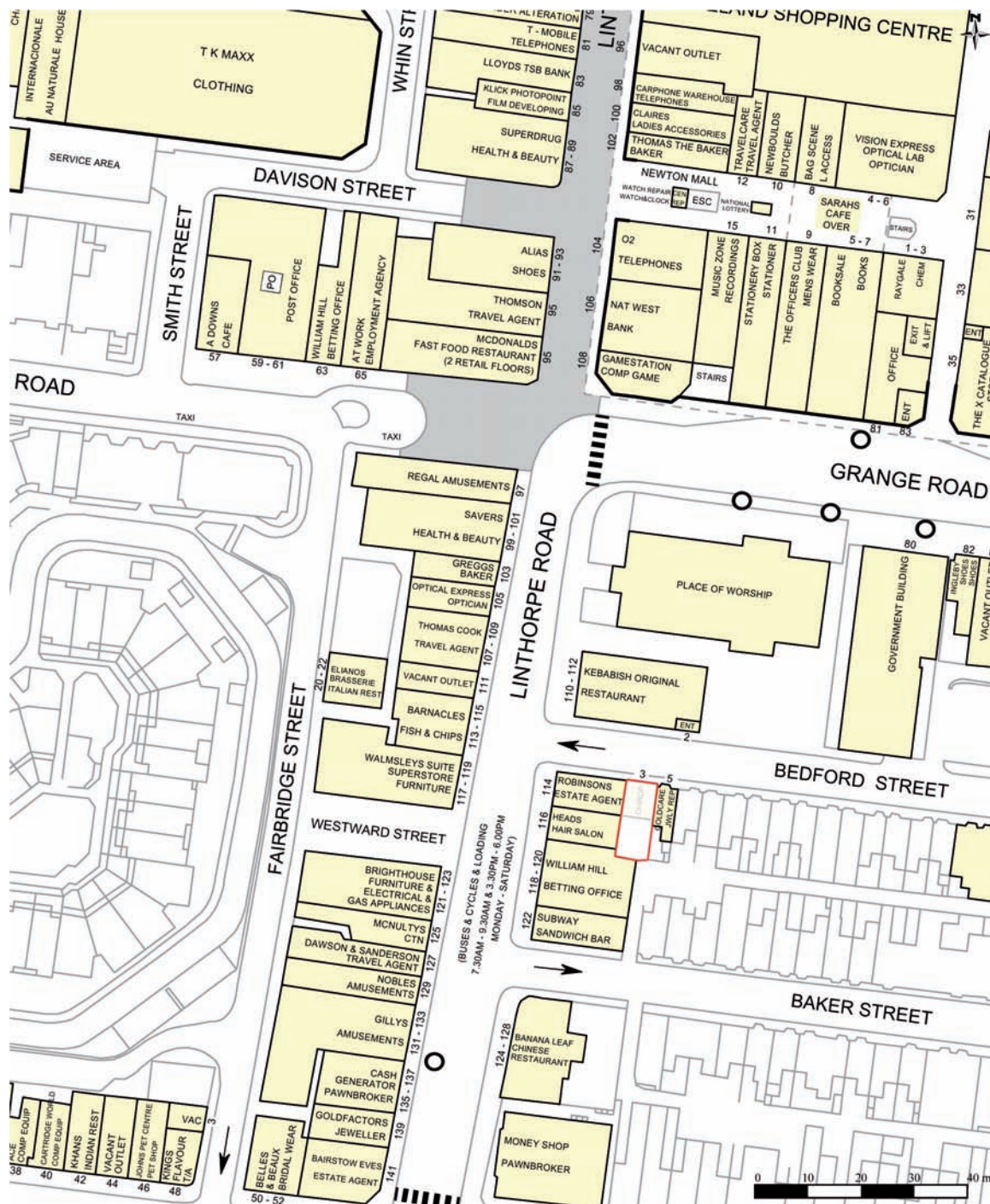
### Viewing

Strictly by appointment through this office

Neil Thomas/Lindsay Pearson

Email: [Lindsay@thomas-stevenson.co.uk](mailto:Lindsay@thomas-stevenson.co.uk)

### Subject to contract



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
  - (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
  - (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
  - (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
  - (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
- IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH Thomas Stevenson. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

