

Thomas : Stevenson

For Sale or To Let

56 PRINCES ROAD, MIDDLESBROUGH



Location

The property is situated close to the junction of Princes Road and Linthorpe Road, approximately ½ a mile to the due south of Middlesbrough town centre.

The property is well situated for access to the town centre, university and all local amenities.

Description

The property comprises of a ground floor retail unit together with a self contained first floor flat. We are advised that the unit has the benefit of Hot Food Consent

Accommodation

Ground Floor Sales Area: 49.03 sq m (530 sq ft)

External Store: 21.01 sq m (227 sq ft)

First Floor Flat

Comprising: Bathroom, kitchen, living room, bedroom.

Business Rates/Council Tax

We understand that the ground floor has a rateable value of £5,900 RV.

We understand the first floor flat is separately entered in the Council Tax List at Band A. Enquiries regarding the rateable value and details of the precise amounts payable should be directed to Middlesbrough Borough Council telephone 01642 245432.

Proposed Terms

The property is offered for sale freehold with offers invited based on £130,000. Alternatively, rental offers are invited based on £10,000 per annum.

In the instance of a leasehold transaction, the in-going tenant would be responsible for our clients reasonably incurred legal costs.

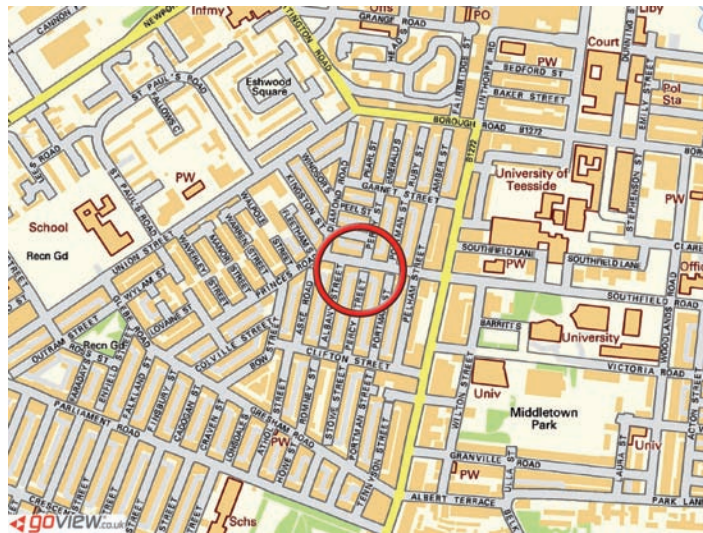
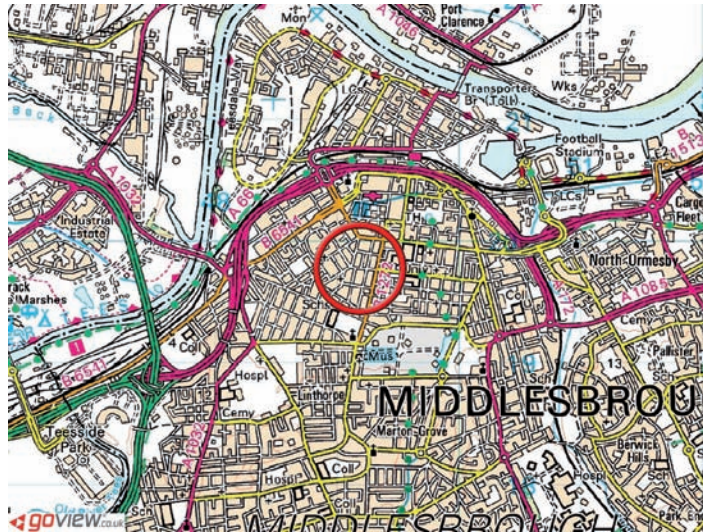
VAT

All offers where made silent of VAT are deemed to be made exclusive thereof.

Viewing

Strictly by appointment through this office

Subject to contract



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