

Thomas : Stevenson

# For Sale or To Let

## FORMER POST OFFICE PALLADIUM BUILDINGS EASTBOURNE ROAD, MIDDLESBROUGH



### Location

The building is located at the southern end of palladium buildings in the neighborhood parade at Eastbourne Road. Other occupiers include Ladbrokes, Morgan Bakers, Heron Frozen Food and Kwik Save.

### Description

The building comprises the end ground floor unit only of a larger block of properties known collectively as Palladium Buildings. The property is immediately adjoining Morgans Bakers and was previously occupied by the Local Post Office. It comprises of a broadly rectangular sales area with rear ancillary store/kitchen and WC.

### Accommodation

Gross Frontage:	18 ft 6 inches (5.63 m)
Net Internal Width:	17 ft 11 inches (5.46 m)
Shop Depth:	30 ft 1 inch (9.16 m)
Built Depth:	39 ft 6 inches (12.04 m)
Net Sales Area:	539 sq ft (50.07 sq m)
Ancillary accommodation:	80 sq ft (7.43 sq m)

### Rates

For the rates payable interested parties are asked to contact Middlesbrough Borough Council.

### Tenure

The premises are available either to let or for sale.

Annual Rental:	£10,000
Sale Price:	£135,000

### Viewing

By arrangement through sole agents

Thomas : Stevenson: 01642 713303



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IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH THOMAS STEVENSON.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