

Thomas : Stevenson

For Sale

CLEVELAND HOUSE MAGNIFICENT LISTED BUILDING



Location

The property is located in an area that is a primary focus for improvement by Middlesbrough Council and Tees Valley Regeneration. There are various office occupiers in the immediate vicinity including The Tees & Hartlepool Port Authority and Gilchrist Tash Accountants and Vantis Accountants. Middlesbrough College have recently opened at the Middlehaven site and this has improved the area. Other improvements in the immediate vicinity are ongoing with the new Middlesbrough Police Headquarters and The Boho Project an award winning Middlesbrough Council Office building recently completed.

Description

The building is a relatively modern building built in the classical style specifically for the National Provincial Bank. It is an imposing large sandstone building which provides accommodation that could be put to various uses. It is currently let as office accommodation to three separate tenants but could be utilised for Office, Restaurant, Club, or Surgery purposes subject to the necessary consents.

At the rear of the building is a car park with space for 10 cars.

Enquiries could be made with Middlesbrough Council to acquire more land for car parking spaces.

Enquiries could be made to Middlesbrough Council for grant funding for refurbishment of the building.

Accommodation

The premises provide the following approximate areas:

| | |
|---------------------------------------|------------|
| Ground Floor Office Area: | 4000 sq ft |
| First Floor Office Area: | 1406 sq ft |
| Basement Area: | Unmeasured |
| Car parking spaces for circa 10 cars. | |

Tenure

The premises are partially let to three separate tenants producing a gross income of £ 29,680

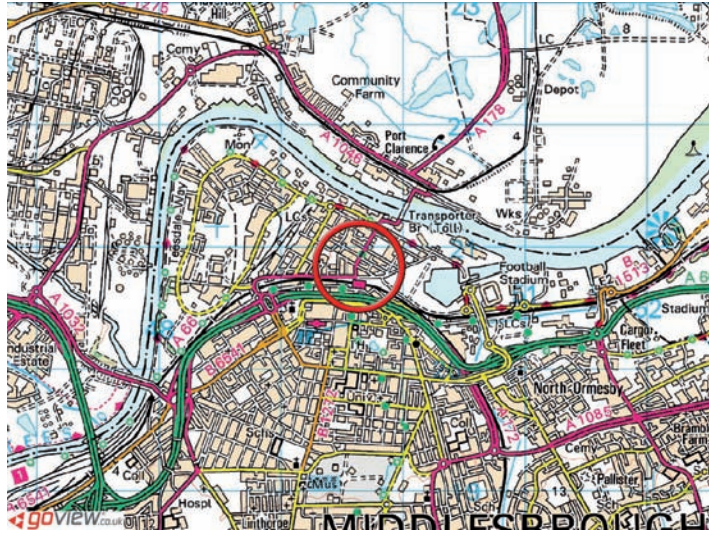
Further details are available on request.

Price

The Property is for sale subject to the short term tenancies, with offers invited in the region of £300,000.

Viewing

Contact Paul Stevenson on: 01642 713303.



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