

LAND AT OLD MIDDLESBROUGH ROAD, SOUTH BANK, MIDDLESBROUGH, TS6 6AJ

FOR SALE – POTENTIAL DEVELOPMENT SITE

me

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is located between Old Middlesbrough Road and Middlesbrough Road approximately 2 miles east of Middlesbrough town centre, adjacent to Skippers Lane Industrial Estate and 0.4 miles west of South Bank.

Nearby occupiers include SG Petch, Van Leeuwen, Altrad Services UK and Biffa Waste Management together with the new retail scheme at Middlesbrough Road which includes Greggs, Burger King and Taco Bell.

The property has good transport communications being located 100 metres south of the A66, within 2 miles of Middlesbrough railway station and approximately 0.7 miles south of the River Tees.

DESCRIPTION

The property comprises a 3.25 acre, triangular shaped, potential development site which is predominantly flat providing two areas of grass land and a small woodland.

The site is bound by Old Middlesbrough Road to the south and Middlesbrough Road to the north. The land benefits from road frontage and prominent visibility.

RATING ASSESSMENT

Interested parties should contact Redcar and Cleveland Borough Council to enquire as to the precise rates payable.

ACCOMODATION

The accommodation provided is as follows –

Site: 3.25 acres 1.31 ha

PROPOSED TERMS

The site is available for sale on a Long Leasehold basis and offers are invited.

***Offers are invited by Informal Tender and are to be submitted via email or letter to Thomas Stevenson (admin@thomas-stevenson.co.uk) by 12 noon on Friday 1st November 2024.**

Please note that the vendor will not be bound to accept the highest or any offer for the site.*

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VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

The purchaser will be responsible for their own legal fees as well as an additional 3.5% of the agreed sales price to cover the vendor's legal and professional fees in respect of this transaction.

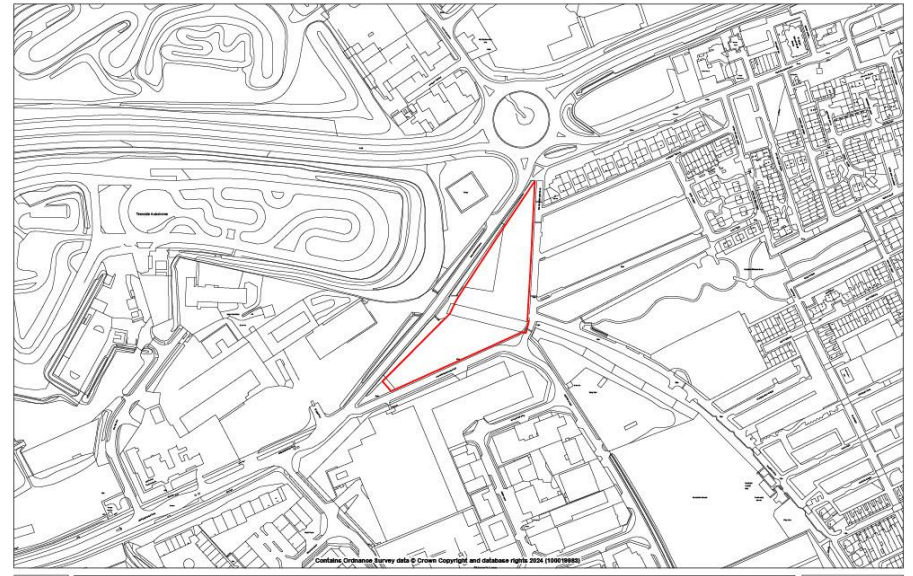
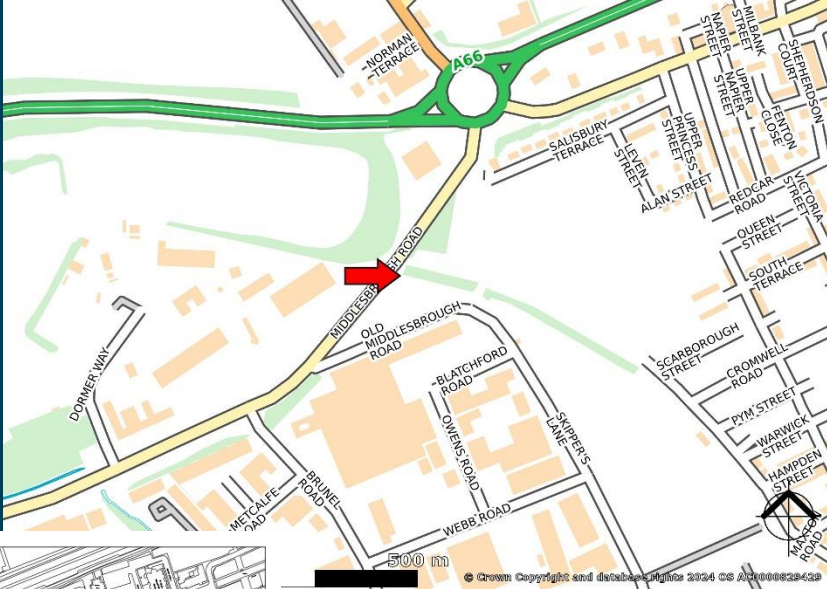
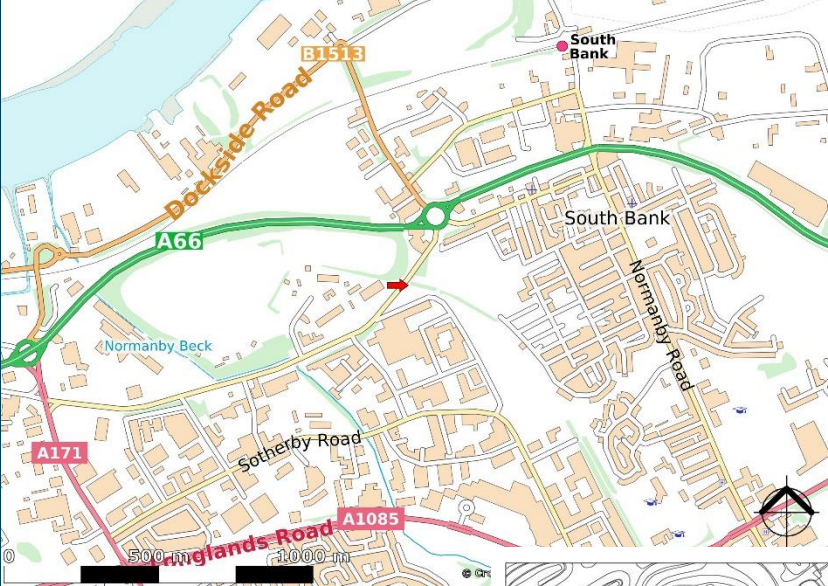
VIEWING

Viewings can be arranged through our office.

Please contact Jack Robinson / Paul Stevenson on 01642 713303 or via email - admin@thomas-stevenson.co.uk

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