

## FOR SALE BY AUCTION

47 Grange Road, Middlesbrough, TS1 5AU

Guide Price: £159,950



- ❖ Investment property situated within Middlesbrough town centre
  - ❖ Ground floor currently let at £7,200 per annum
  - ❖ Upper floors made up of 2 self-contained flats
    - ❖ Flats recently refurbished
  - ❖ Popular area with good tenant demand

## Description

Mixed use property spread over 3 upper floors with basement situated in Middlesbrough town centre. The property is located adjacent to Captain Cook Square which has recently been purchased by the local authority with plans to redevelop the shopping centre to create mixed use development made up of a bowling alley, retail and a hub for leisure occupiers.

## Location

The property is situated close to the University of Teesside & all amenities within the town centre. The adjoining property to the east is currently student accommodation & the vacant building to the west has a planning application pending approval for conversion to 36 studio apartments with communal facilities.

## Accommodation

Access is via a communal entrance door on the ground floor. The ground floor and basement extend to 90 sq m / 969 sq ft and are occupied by a cake business. The first and second floors are each made up of flats which are self-contained and provide 2 bedrooms, a lounge, bathroom and kitchen. The flats were recently refurbished to a good standard and are ready for immediate occupation.



## Services

As far as we are aware each part of the property has its own independent supply of gas, water and electricity. Interested parties should make their own enquiries in this regard.

## Energy Performance Certificate

Ground Floor – Band C (68) – expired June 2022.

Flat 1 – Band C (69)

Flat 2 – Band D (56)

Full Certificates are available upon request.

## Terms & Tenancy

Available for sale at auction based on a guide price of £159,950 plus. The auction is being held on the 31<sup>st</sup> October 2022 and is an online auction. For more information please visit [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## Rating Assessment

The ground floor has a rateable value of £4,700. The first floor is assessed for Business Rates and has a rateable value of £2,900. The second floor flat we understand falls within Council Tax Band A.

## Planning

We are advised by our client that in December 2020 planning consent was granted for a change of use of the first floor flat to a slimming clinic falling within Use Class E. The applicant and tenant who was to operate the slimming clinic, we have been advised, did not open the business as they could not get CQC consent to do so. The change of use may therefore have not been implemented. Please contact Middlesbrough Borough Council for further information.