

Valuation & Estates
Reference: FZ-019/459/JW

FREEHOLD PROPERTY FOR SALE BY INFORMAL TENDER

154 BOROUGH ROAD, MIDDLESBROUGH TS1 2EP



CLOSING DATE FOR OFFERS - 12 NOON FRIDAY 19th JANUARY 2024

Offers In Region Of: £400,000

FOR FURTHER INFORMATION PLEASE CONTACT:

jack_walton@middlesbrough.gov.uk

01642 729105



LOCATION

The property is located within Middlesbrough Town Centre, on the corner of Borough Road and Melrose Street.

Situated just south of Centre Square, the property sits adjacent several newly constructed Grade A offices in the commercial centre of Middlesbrough. With proximity also to Middlesbrough Town Hall, Teesside Combined Court, Teesside Crown Court and Teesside University, the property occupies a prime central location.

Middlesbrough is centrally located within the Tees Valley with proximity to other major population centres including Hartlepool, Darlington, Redcar and Stockton-on-Tees. In regional terms, Harrogate, York, Durham, Sunderland and Newcastle-upon-Tyne are all located within a 40 mile radius of Middlesbrough.

Established transport links (A19 & A66) serve the Town and provide quick drive times to regional and national centres.

Middlesbrough train station operates on the Northern and Trans Pennine Express routes and provides direct rail services to Newcastle, Sunderland, Durham, York, Leeds and Manchester.

A direct rail service to Middlesbrough from Kings Cross has also recently commenced, and Teesside Airport is situated less than 10 miles away.

DESCRIPTION

Shown edged red on the attached plan, the site area measures approximately 0.17 Acres [0.0687 Ha].

The property comprises a large three storey, Victorian era detached house, which in recent years has been repurposed and used as office accommodation.

The building takes the form of a traditional brick construction sat under a pitched tiled roof. During the property's life it has had several extensions to the rear, both single and two storeys.



There is private parking found to the front and rear of the premises, with additional grassed land measuring approximately 1,540 sq ft (143 Sqm), giving potential for the further extension of the premises.

Please refer to the site location plan, boundary plan and photographs available on the Council's website.

ACCOMMODATION

The property has an array of different sized offices, reception and meeting rooms, together with a range of associated toilets, kitchens and stores across a total of three storeys.

The total GIA of the subject property measures approximately 6,185 sq ft (574 Sqm) - the schedule below sets out how this accommodation approximately breaks down over each of the respective floors:

Ground Floor:	2,563 sq ft (238 Sqm)
First Floor:	2,378 sq ft (221 Sqm)
Second Floor:	1,244 sq ft (115 Sqm)
Total:	6,185 sq ft (574 Sqm)

PLANNING

Although previously utilised by the Council as an office premises, the property sits in an area providing a mixture of uses, including a strong residential and commercial presence, giving potential for a range of other uses, subject to the receipt of planning permission.

For further advice regarding any planning issues relevant to the property, interested parties should contact Andrew Glossop, Development Control Manager, using andrew.glossop@middlesbrough.gov.uk in the first instance.

HIGHWAYS

The property directly abuts adopted public highway on both frontages to Melrose Street and Borough Road.



For further advice regarding any highways issues relevant to the property, please contact Simon Thompson, Transport Development Engineer using simon_thompson@middlesbrough.gov.uk in the first instance.

SERVICES

The property has the benefit of mains water, electricity, gas, and drainage, together with central heating, and intruder alarm.

RATEABLE VALUE

For the purpose of Business Rates assessment, the building was classified as an Office & Premises on the 2017 Rating List.

Interested parties should contact Middlesbrough Council on 01642 726006 for further details on the rates applicable to the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been rated within band E.

Please note that a copy of the Energy Performance Certificate is available on request.

VIEWING

Viewings are by appointment only, please contact Jack Walton in the first instance.

Phone: 01642 729105

Email: jack_walton@middlesbrough.gov.uk

TENURE

The site is offered freehold with vacant possession.

OFFERS

Unconditional offers are sought for the property by way of informal tender.

Interested parties should submit their offers for consideration via the available tender form.



SUBMISSIONS PROCEDURE Tenders must be completed on the available Tender Form, and returned before 12 Noon on 19th January 2024 at the following address:

FZ-019/459/JW
PRIVATE & CONFIDENTIAL
Valuation & Estates
Middlesbrough Council
PO Box 500
Middlesbrough
TS1 2DT

The reference FZ-019/459/JW must be clearly marked on the front of the envelope.

There must be no indication or notification of the identity of the party submitting the tender on the outside of the envelope bearing the above tender return details.

Please be aware that the use of a franking machine or carrier may well cause this information to be revealed inadvertently, and in such circumstances the return will not be opened.

Supplementary information in support of your tender return will be accepted if enclosed within the same envelope as the Tender Form.

All bids must be submitted on the Tender Form and returned in the manner stated above.

Please note that bids not submitted in the prescribed manner will not be considered, and that late bids will also not be accepted by the Council.

DEPOSIT

The purchaser will be required to exchange contracts and pay Middlesbrough Council a non-refundable deposit equivalent to 10% of the purchase price within 8 weeks of the formal tender award.



PERFORMANCE

The purchaser will pay the balance sum equivalent to 90% of the purchase price and complete the transfer within 4 weeks of the exchange of contracts.

The Council reserves the right to withdraw from the sale of the land if the purchaser does not complete the transfer within 16 weeks of the exchange of contracts.

VAT

The successful purchaser will not be required to pay VAT on the purchase price

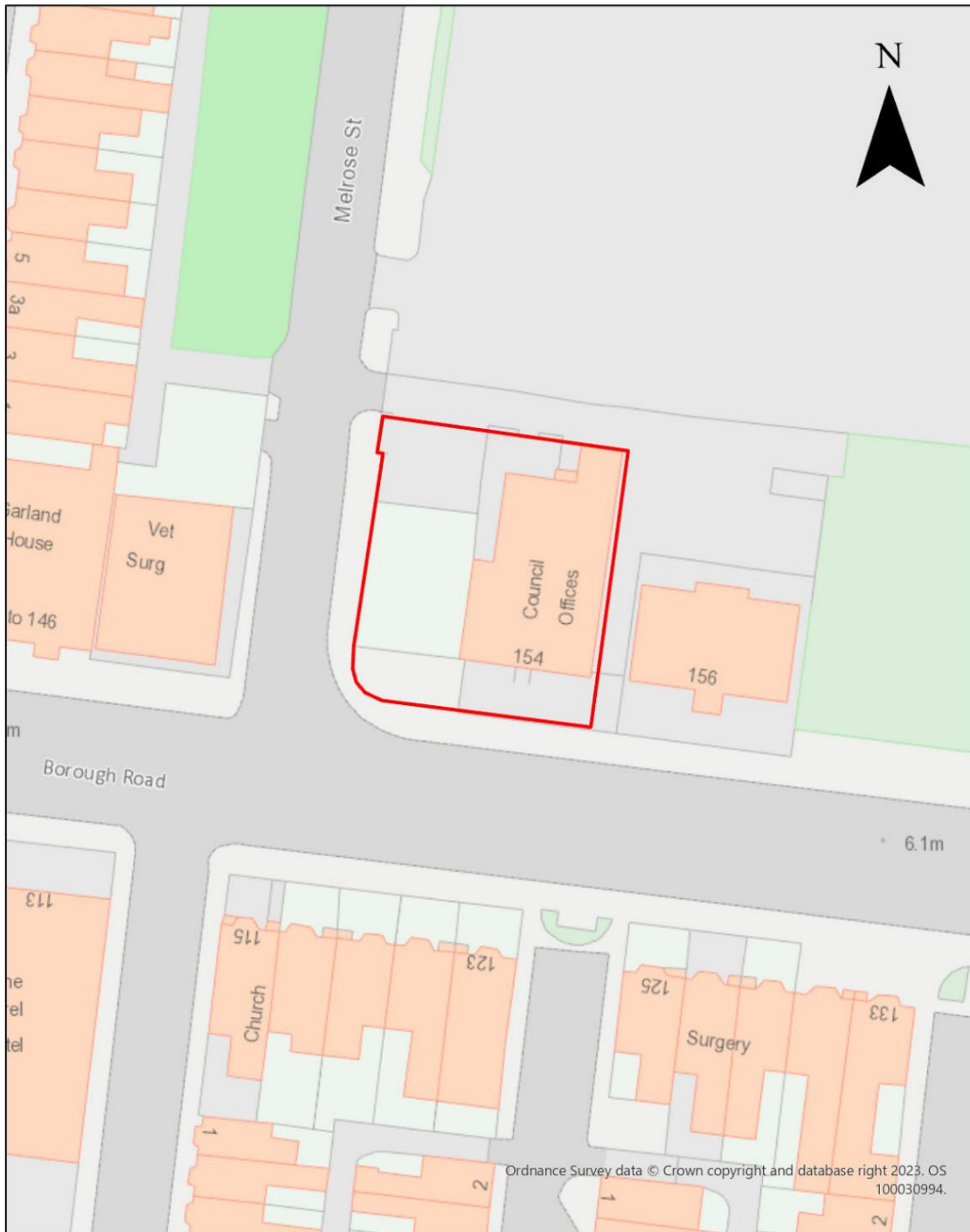
FEES

Upon completion, the purchaser will be required to pay the vendor's reasonable legal fees (equivalent to 1.50% of the purchase price) and surveyors fees (equivalent to 2.00% of the purchase price).


These fees will be subject to capped minimum payments of £1,500 (legal) & £2,000 (surveyors).



SITE PLAN



Ordnance Survey data © Crown copyright and database right 2023. OS 100030994.

 ©Crown Copyright and database rights 2019 Ordnance Survey LA10023413	154 Borough Road Middlesbrough	Scale : 1:500
		Date : 22.11.2023
		Drawn : E.S
		Drg No : VAL 61176 A



PHOTOGRAPHS



INFORMATION

Supplementary documentation relating to the site is available on the Middlesbrough Council website and can be accessed at:

<https://www.middlesbrough.gov.uk/business/find-premises/council-land-and-premises-sale>

Should you require any further information, please contact Jack Walton in the first instance.

Phone: 01642 729105
Email: jack_walton@middlesbrough.gov.uk

DISCLAIMER

1. The particulars are set out as a general outline for the guidance of interested parties and do not constitute part of an offer or contract.
2. All descriptions, dimensions and other details are given without responsibility and interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. The condition of any appliances, apparatus, fixtures, fittings, systems or services has not been checked and no warranties or guarantees are given. Interested parties must undertake their own investigation into the working order of such items.
4. No person in the employment of Middlesbrough Council has any authority to make or give any representation or warranty whatsoever in relation to this property.
5. Any personal information provided on the submission form and within any supporting documentation will be held in accordance with the Data Protection Act 2018 and used solely for the purpose for which you provide it. This information will be destroyed when it is no longer required for this purpose. Middlesbrough Borough Council use your personal information in order to deal with your Expression of Interest and may share it with other services within Middlesbrough Borough Council where necessary. Your information will be held in accordance with data protection regulations
6. For more information on how we use your personal data please view our Privacy Notice on our website <https://www.middlesbrough.gov.uk/> If you would like to discuss anything in this privacy notice or your information rights, please contact:

The Data Protection Officer
Middlesbrough Council
Fountain Court
119 Grange Road
Middlesbrough
TS1 2DT
Phone: 01642 245432
Email: dataprotection@middlesbrough.gov.uk

