

Valuation & Estates
Reference: FZ-34/62/EG

FREEHOLD PROPERTY FOR SALE BY INFORMAL TENDER

3 PARK ROAD NORTH, MIDDLESBROUGH TS1 3LF



CLOSING DATE FOR OFFERS - 12 NOON FRIDAY 15th MARCH 2024

Offers In Region Of: £365,000

FOR FURTHER INFORMATION PLEASE CONTACT:

elizabeth_green@middlesbrough.gov.uk

01642 728352



LOCATION

The property is located within central Middlesbrough, close to Teesside University and one of the main shopping areas, Linthorpe Road.

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 included site plan, the site area measures approximately 0.076 Acres [0.031 Ha].

The property comprises of a large three storey, Victorian era semi-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 roof.

There is private parking found to the front of the premises, with additional exterior recreational space to the rear.

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 4,058 sq ft (377 Sqm) and breaks down across a ground and two upper floors as per the schedule below:

Ground Floor:	1,442 sq ft (134 Sqm)
First Floor:	1,442 sq ft (134 Sqm)
Second Floor:	1,174 sq ft (109 Sqm)
Total:	4,058 sq ft (377 Sqm)

PLANNING

Although recently utilised by the Council as an office premises, the property sits in an area providing a mixture of commercial and residential uses, including student accommodation and single dwellings, 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 Park Road North.

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 D.

3 Park Road North MIDDLESBROUGH TS1 3LF		Energy rating D
Valid until 14 September 2027	Certificate number 0670-0333-5179-4226-0002	

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

VIEWING

Viewings are available by an open-house style arrangement on:

7th February 2024 11am until 1pm and
21st February 2024 1pm until 3pm.

Viewing outside of these times by appointment only, please contact Elizabeth Green.

Phone: 01642 728352

Email: elizabeth_green@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 Friday 15th March 2024 at the following address:

FZ-34/62/EG
PRIVATE & CONFIDENTIAL
Valuation & Estates
Middlesbrough Council
PO Box 500
Middlesbrough
TS1 2DT

The reference FZ-34/62/EG 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



EXTERIOR PHOTOGRAPHS FRONT EXTERNAL ELEVATION



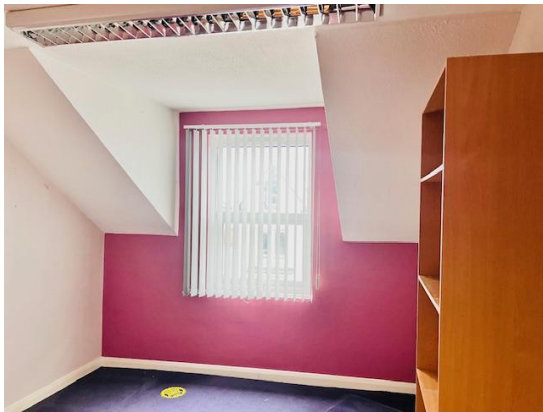
SIDE EXTERNAL ELEVATION



REAR EXTERNAL ELEVATION



INTERIOR PHOTOGRAPHS



INFORMATION

Supplementary documentation relating to the site, including the tender form to submit an offer, is available on the Middlesbrough Council website and can be accessed at:

www.middlesbrough.gov.uk/3-park-road-north

Should you require any further information, please contact Elizabeth Green.

Phone: 01642 728352

Email: elizabeth_green@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

