



FOR SALE

55 – 57 Albert Road, Middlesbrough TS1 1NG

- 3-Storey Building
- Ground Floor Bar / Retail and Upper Floor Offices
- Town Centre Location
- Close to Middlesbrough Train & Bus Station
- Dedicated Access
- Main Road Frontage
- Close to Middlesbrough College
- Popular Professional Services Office Location
- **£400,000 + VAT**

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

SITUATION/DESCRIPTION

The premises are situated fronting Albert Road, one of the prime business locations within Middlesbrough Town Centre, close to Middlesbrough Railway Station and principal shopping areas. Albert Road is close to the A66 Trunk Road which links to the nearby A19 and A1(M) motorway network.

Albert Road has a variety of occupiers including offices, bars and banks together with being close to the law courts, the Town Hall and the Train Station. There are good public amenities and parking close by.

The premises comprise a three storey mid terrace building which had undergone substantial internal and external refurbishment. The offices comprise first and second floor accommodation which is divided into individual office suites.

ACCOMMODATION

	Sq m	Sq ft
Ground Floor	166	1,787
First Floor	154	1,658
Second Floor	165	1,776
Total	485	5,221

TERMS

The property is available For Sale with an asking price of £400,000 plus vat.

RATING ASSESSMENT

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

GF £18,500	FF 1 £800	FF 2 £4,000	FF 3 £2,450
FF 4 £2,750	SF 5 £4,100	SF 6 £2,150	SF 7 £2,175

ENERGY PERFORMANCE CERTIFICATE

The EPC has been produced and confirms a D (78) rating.

VIEWING

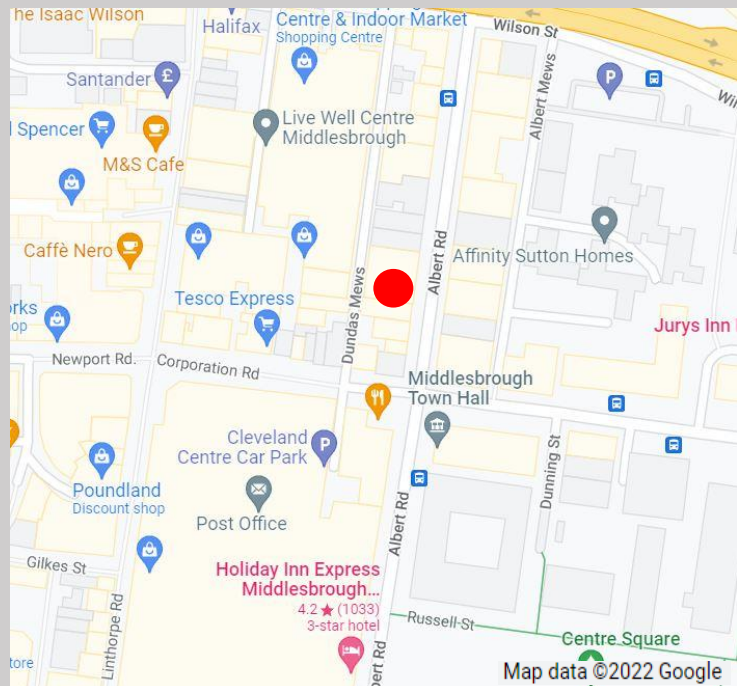
Strictly through the agents Connect Property North East:

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