COMMERCIAL INVESTMENT - POTENTIAL STUDIO APARTMENT CONVERSION

CONNECT NORTH EAST PROPERTY
CPNE.CO.UK I 01642 602001



FOR SALE - FREEHOLD BUSINESS CENTRE INVESTMENT

Kirtley Co, 73 Gilkes Street, Middlesbrough TS1 5EH

Offers in the region of £595,000 exclusive | Gross return to a buyer of 12%+

INVESTMENT SUMMARY

- Business Centre Investment
- Freehold
- 47 Suites with 3,133 sq ft wing unused
- Central Middlesbrough Town Centre Location
- 70% occupancy currently
- Generating Gross Revenue (June 26) £78,000 pax with potential to increase to c£150,000 on new lettings
- Pre-App planning consultation for conversion to 40 studio apartments ranging in size from 16-32m^2
- **Offers in the region of £595,000 (Five Hundred & Ninety-Five Thousand Pounds) exclusive, Subject to Contract**
- Gross returns of 12.5% allowing for standard purchasers' costs at 5.04%
- **Low capital value of £48.62 psf**

LOCATION

The property is situated on Gilkes Street adjacent to Newport Road at the junction with the B1272 Hartington Road. This is a busy road intersection linking the edge of town centre to the A66. Situated within walking distance (100 metres) of the town centre, the property has the benefit of good local parking and amenities close by. Nearby occupiers include Aldi, Sainsburys and Specsavers. The property is near the main taxi rank and Bus Interchange.

DESCRIPTION

The premises comprise of a 3-storey property under a pitched tiled roof. The property is serviced at the rear into a central service yard which also provide a light well for all elevations of the property. Gas Central heating.

ACCOMMODATION

The unit comprises the following approximate net internal areas and dimensions:

Ground Floor	443.4 m²	(4,773 sq ft)
First Floor	289.2 m²	(3,113 sq ft)
Second Floor	402.4 m²	(4,332 sq ft)
Total NIA	**1,135 m²**	**(12,238 sq ft)**
Total GIA	**1,440 m²**	**(15,500 sq ft)**

TENANCIES

SUITE	COMPANY NAME	Suite	SQ FT (NIA)
Ground Floor			
M001	QUEENS COURT	1	110
M002	VACANT	2	110
M003	BARRIERTHERM	3	110
M004	D&D CLEANING SERVICES	4	220
M005	D&D CLEANING SERVICES	5	220
M006	VACANT	6	160
M007	VACANT	7	380
M008	VISABILITY GROUP	8	110
M009	NECA	9	110
M010	VACANT	10	110
Former clinic Area not in measured survey			3,133
Sub Total			**4,773**
First Floor			
M101	ALLIANCE	101	110
M102	ALLIANCE	102	110
M103	ALLIANCE	103	120
M104	ALLIANCE	104	120
M105	ALLIANCE	105	185
M106	ALLIANCE	106	104
M107	ALLIANCE	107	65
M108	ALLIANCE	108	416
M109	ALLIANCE	109	110
M110	ALLIANCE	110	110
M111	ALLIANCE	111	560
M112	ALLIANCE	112	270
M113	ALLIANCE	113	210
M114	ALLIANCE	114	203
M115	CONFERENCE ROOM	115	330
M116	ALLIANCE	116	370
Sub Total			**3,133**
Second Floor			
M201	APC ACCOUNTANCY	201	135
M202	APC ACCOUNTANCY	202	108
M203	APC ACCOUNTANCY	203	108
M204	VACANT	204	110
M205	APC ACCOUNTANCY	205	360
M206	APC ACCOUNTANCY	206	175
M207	APC ACCOUNTANCY	207	270
M208	VACANT	208	92
M209	VACANT	209	92
M210	APC ACCOUNTANCY	210	120
M211	VACANT	211	120
M212	VACANT	212	75
M213	VACANT	213	220
M214	VACANT	214	176
M215	VACANT	215	256
M216	VACANT	216	365
M217	VACANT	7 HARRIS STREET	1,550
M218			
M219	BINKS LANDSCAPE (PREMIER)	MAILBOX	
M220	AVAILABLE	MAILBOX	
M221	AVAILABLE	MAILBOX	
	JANE NATH ROOM HIRE		
Sub Total			**4,332**

PLANNING

The property is currently E class use under the Use Classes Order. It could be suitable for a variety of uses in the future, subject to planning. Pre-App planning consultation for conversion to 40 studio apartments ranging in size from 16-32m^2

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is being assessed. A full copy of the EPC will be available for inspection.

PRICE

Offers in the region of £595,000 (Five Hundred & Ninety-Five Thousand Pounds) exclusive, Subject to Contract. Gross returns of 12.5% allowing for standard purchasers' costs at 5.04%. Low capital value of £48.62 psf.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly through the sole agents Connect Property NE Ltd:

Andrew Wilkinson
Mob: 07904 622277
Email: andrew@cpne.co.uk

TENANCY SUMMARY

Based on the Schedule of Areas and Rents, June 2026. Rents in £.

Floor	NIA (sq ft)	Rent pcm	Rent pa	Reversion pcm	Reversion pa
Ground Floor	4,773	1,110	13,320	5,335	64,020
First Floor	3,133	3,960	47,520	3,960	47,520
Second Floor	4,332	1,438	17,256	3,708	44,496
Total	**12,238**	**6,508**	**78,096**	**13,003**	**156,036**

Rent is gross passing rent. Reversion is the potential gross income on full occupation: passing rent plus the potential rent on the currently vacant suites, including the former clinic area on the ground floor.

INCOME AND OUTGOINGS

Gross rent passing (June 2026)	£78,096 pa
Potential gross income on full occupation	£156,036 pa
Outgoings (wages, utilities, rates, services)	£52,504 pa
Net income passing	**£25,592 pa**
Net income on full occupation	**£103,532 pa**

Figures are approximate and based on information supplied by the seller. Outgoings are the current running costs of the business centre.

APPRAISAL AT £595,000

Offers in the region of £595,000 exclusive, Subject to Contract.

Asking price (exclusive)	£595,000
Stamp Duty Land Tax	£19,250
Other purchaser's costs at 1.8%	£10,710
Total purchaser's costs (5.04%)	£29,960
Total cost to purchaser	**£624,960**
Capital value per sq ft (12,238 sq ft NIA)	£48.62
Gross initial yield	**12.50%**
Net initial yield	4.10%
Net reversionary yield	16.57%

Purchaser's costs are Stamp Duty Land Tax at the current non-residential rates plus 1.8% of the price. Yields are calculated on the total cost to the purchaser. Net yields are after outgoings.

PHOTOGRAPHS

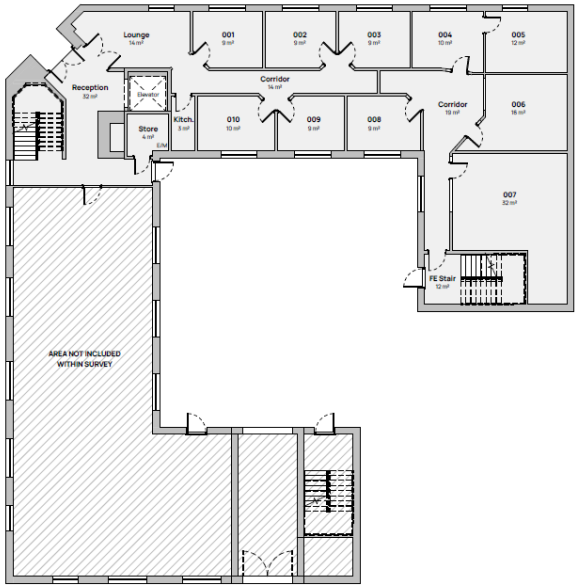




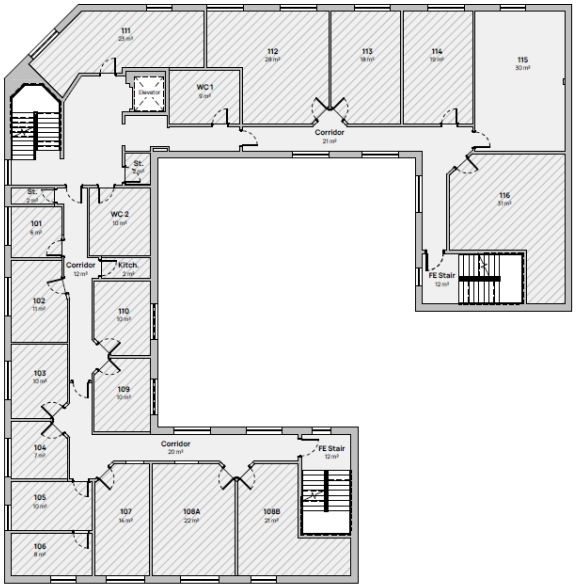




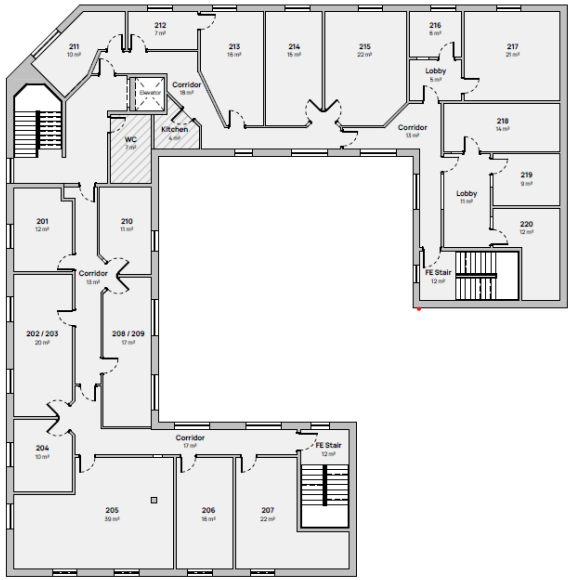
FLOOR PLANS



Level 00 - Existing
1 : 100



Level 01 - Existing



Level 02 - Existing
1 : 100

INTERNAL VIEWS



01 - Internal View



02 - Internal View

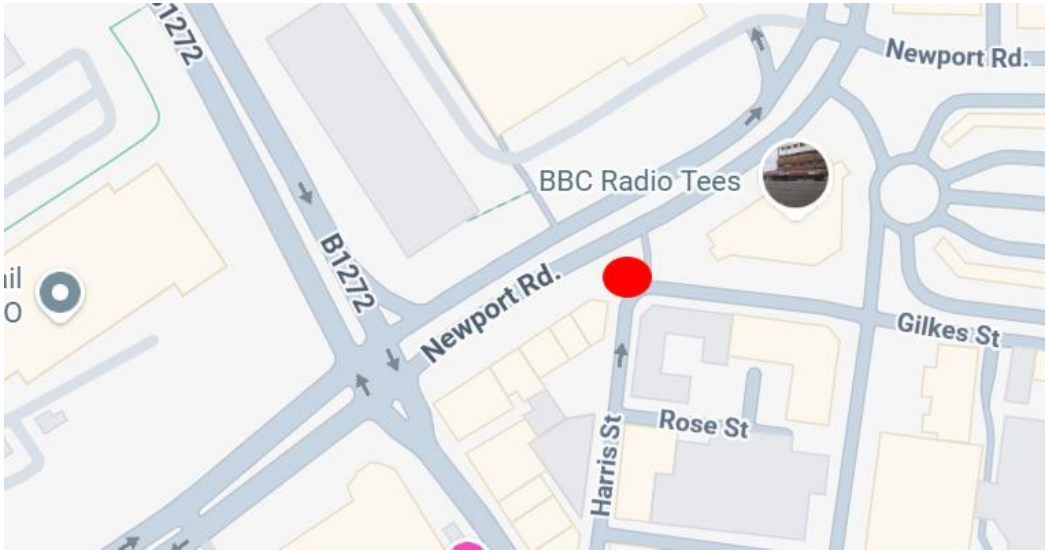


04 - Internal View

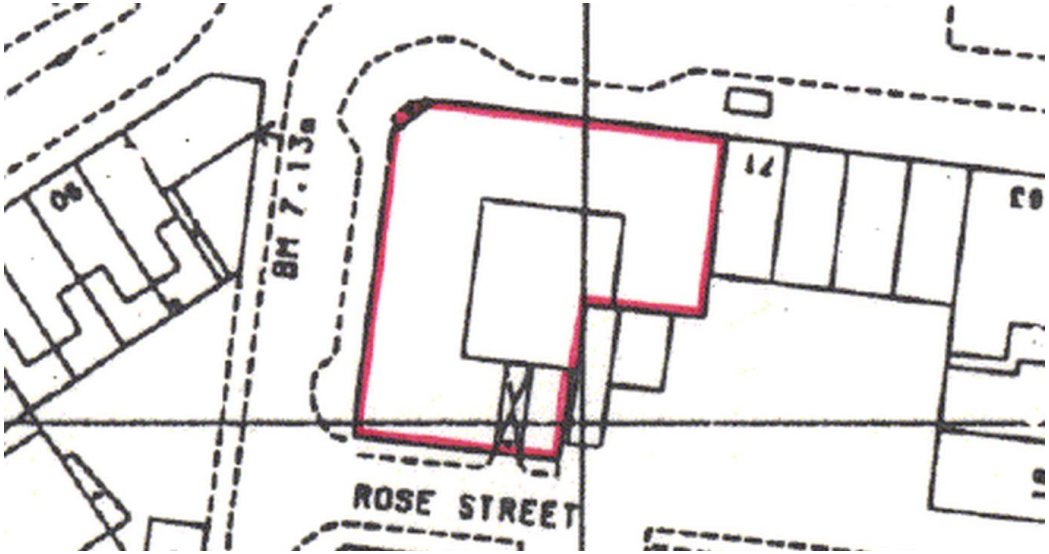


05 - Internal View

PLANS









Map data ©2026 Google

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