INVESTMENT - TWO SHOPS & FLAT

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



INVESTMENT – FOR SALE

11, 11a & 13 Station Road, Billingham TS23 1AQ

INVESTMENT SUMMARY

- **Freehold**
- Prominent corner building of two shops and a two-bedroom first floor flat on an established neighbourhood shopping parade
- Total floor area of approximately 126 m² (1,358 sq ft)
- Total current income £21,800 per annum, with reversionary potential
- Let to a florist, a beauty salon and a residential tenant
- **Offers in the region of £250,000 exclusive, reflecting a net initial yield of 8.57% allowing for purchaser's costs at 1.80%, and a reversionary yield of 8.72%**
- **No VAT**

LOCATION

The property is situated on Station Road in Billingham, a town within the Borough of Stockton-on-Tees in the Tees Valley. The parade lies approximately three-quarters of a mile south of Billingham town centre, around one mile east of Norton and three miles north-west of Middlesbrough, with good road links via the A19 and A1027.

Station Road is an established suburban shopping parade serving the surrounding residential area, with a mix of local occupiers including takeaways, hair and beauty and service uses. The property occupies a prominent corner position at the junction of Station Road and Parklands Avenue, with on-street parking along Station Road.

DESCRIPTION

The investment comprises a two-storey end-of-terrace building of rendered construction beneath a hipped slate roof with a brick chimney, occupying a corner position at the junction of Station Road and Parklands Avenue.

The ground floor provides two retail units: 11 Station Road, trading as Flowerpot florists, with roller shutter protection, and 13 Station Road, trading as Blissful Massage & Beauty. Above both shops is a two-bedroom first floor flat (11a Station Road), with a separate side entrance on Parklands Avenue.

The shops front a wide pavement onto Station Road, with neighbouring occupiers on the parade including Napolita Pizza and a range of local retail and service businesses.

ACCOMMODATION

The property provides the following approximate floor areas:

11 Station Road (shop)	51 m²	(549 sq ft)
13 Station Road (shop)	29 m²	(313 sq ft)
Flat 11a (first floor, 2 bed)	46 m²	(496 sq ft)
Total	**126 m²**	**(1,358 sq ft)**

TENANCY SCHEDULE

The property is let to two commercial tenants and one residential tenant, producing a total current income of £21,800 per annum. A full tenancy schedule is set out overleaf.

11 Station Road is let until 30 September 2027 with annual rent reviews, and the tenant has agreed a five year extension of the lease at £8,400 per annum with effect from September 2027. 13 Station Road is let on a new five year full repairing and insuring lease from 1 September 2026 at £7,800 per annum, with an upward-only rent review at the end of the third year. The tenant has been in occupation since September 2024, previously at £7,200 per annum, and the lease is within the security of tenure provisions of the Landlord and Tenant Act 1954.

COVENANT

The commercial units are let to individuals rather than corporate covenants. No trading accounts or credit information have been provided by the tenants, and interested parties are advised to make their own covenant enquiries prior to submitting an offer.

RATES

Each commercial tenant is responsible for its own business rates liability. The current rateable values are £6,800 (11 Station Road) and £7,600 (13 Station Road), below the £12,000 threshold, allowing eligible occupiers to benefit from Small Business Rates Relief. The flat is subject to Council Tax. See schedule overleaf.

Interested parties should verify current assessments with the Valuation Office Agency and Local Rating Authority.

LEGAL FEES

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

VAT

VAT will not be charged on the sale.

ENERGY PERFORMANCE CERTIFICATES

11 Station Road: D85; 13 Station Road: B50; Flat 11a: TBC.

Copies will be made available for inspection prior to exchange.

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.

CAPITAL ALLOWANCES

To be confirmed.

PRICE

Offers in the region of £250,000 exclusive, reflecting a net initial yield of 8.57% allowing for purchaser's costs at 1.80%, and a reversionary yield of 8.72%.

VIEWING

Strictly through the sole agents Connect Property NE Ltd:

Andrew Wilkinson
Ddl: 01642 704932
Email: andrew@cpne.co.uk

IMPORTANT NOTICE: whilst every reasonable effort has been made to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. No description or information given about the property or its value may be relied upon as a statement of representation or fact. This is a working draft for internal review and has not been checked or approved for issue.

TENANCY SCHEDULE

Unit	Tenant	Area	Lease start	Expiry	Break / Review	Rent p.a.x	ERV p.a.x	RV	EPC	Notes
11 Station Road	Alison McCorkell t/a Flowerpot (florist)	51 m² (549 sq ft)	01.10.2024	30.09.2027	Annual rent review	£8,000	£8,400	£6,800	D85	3 year lease. Tenant has agreed a 5 year lease extension at £8,400 p.a. with effect from September 2027
13 Station Road	Eusebia Darby t/a Blissful Massage & Beauty	29 m² (313 sq ft)	01.09.2026	31.08.2031	Upward-only review year 3	£7,800	£7,800	£7,600	B50	New 5 year lease. Tenant previously in occupation since September 2024 at £7,200 p.a. Inside the 1954 Act
Flat 11a	Private tenant (2 bed first floor flat)	46 m² (496 sq ft)	01.09.2021		n/a	£6,000	£6,000	–	TBC	£500 pcm
Total		**126 m² (1,358 sq ft)**				**£21,800**	**£22,200**			

Notes: The lease of 13 Station Road is on full repairing and insuring terms and is within the security of tenure provisions of the Landlord and Tenant Act 1954 Part II. ERV denotes the estimated rental value. RV denotes the current rateable value. Areas are approximate.

Income: total current income £21,800 per annum, with reversionary potential to £22,200 per annum. Offers in the region of £250,000 reflect a net initial yield of 8.57% and a reversionary yield of 8.72%, allowing for purchaser's costs at 1.80%.

IMPORTANT NOTICE: whilst every reasonable effort has been made to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. No description or information given about the property or its value may be relied upon as a statement of representation or fact. This is a working draft for internal review and has not been checked or approved for issue.

PHOTOGRAPHS



11–13 Station Road – corner of Station Road and Parklands Avenue



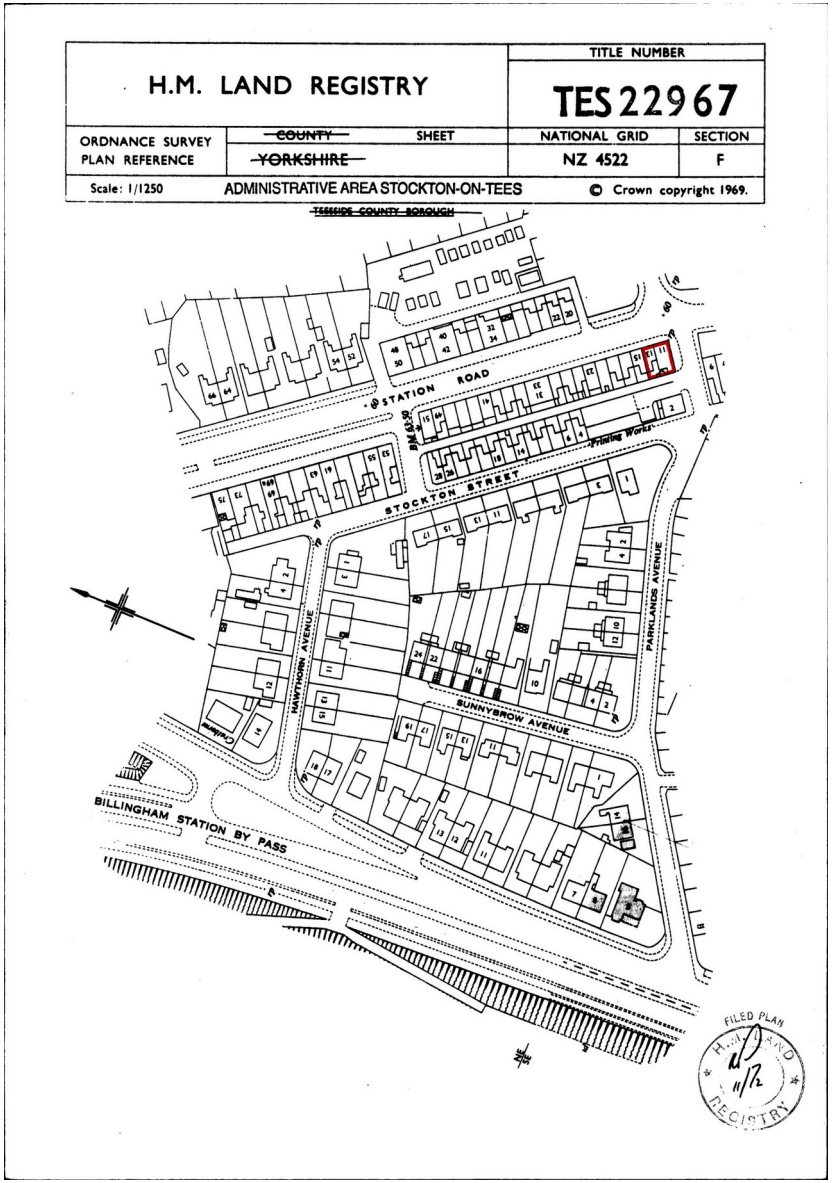
Flowerpot and Blissful Massage & Beauty shopfronts

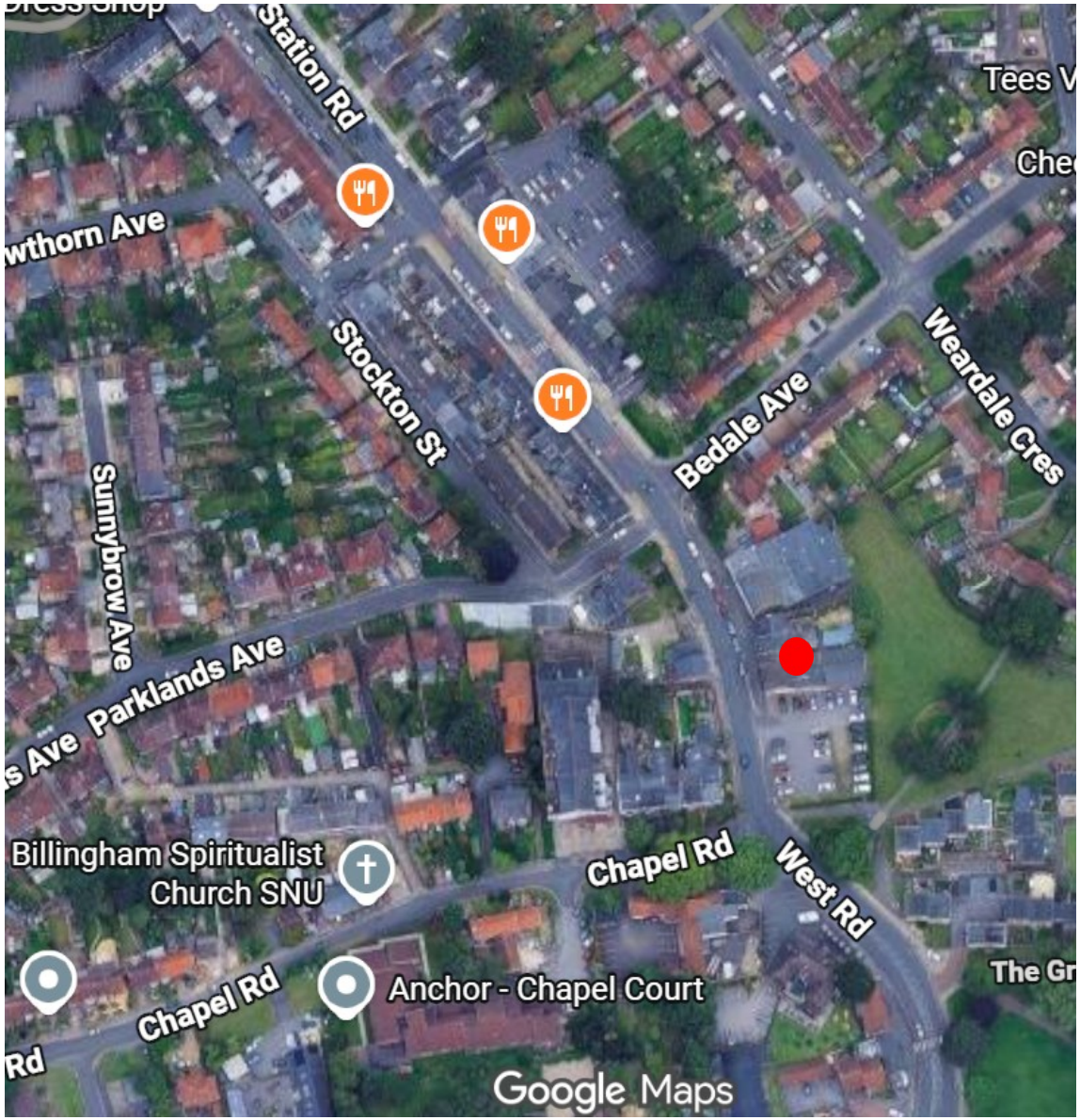


Side elevation and flat entrance from Parklands Avenue

IMPORTANT NOTICE: whilst every reasonable effort has been made to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. No description or information given about the property or its value may be relied upon as a statement of representation or fact. This is a working draft for internal review and has not been checked or approved for issue.

PLANS





HM Land Registry title plan TES22967 – ***11, 11a & 13 Station Road, Billingham TS23 1AQ***
For identification only, not to scale. © Crown copyright. [TS23 1AQ on Google Maps]

MISREPRESENTATION ACT 1967
Connect Property NE Ltd, for themselves and for the vendors/lessors of this property whose agents they are, give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) no person in the employment of Connect Property NE Ltd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT unless otherwise stated.