

Thomas : Stevenson

For Sale

2 ROSCOE STREET, MIDDLESBROUGH



Location

The property is situated on the west side of Roscoe Street close to the junction with Southfield Road, approximately a ½ mile to the east of Linthorpe Road.

The property is well situated for access to the town centre and is situated in a popular residential location close to Teesside University.

Description

The property comprises of a ground floor retail unit together with ancillary storage to the upper floors.

Accommodation

Ground Floor	
Retail Area:	57.39 sq m (618 sq ft)
Store:	21.34 sq m (230 sq ft)
First Floor	
Stores:	23.83 sq m (256 sq ft)
Second Floor	
Stores:	15.84 sq m (167 sq ft)

Business Rates

We understand that the property has a rateable value of £3,050 RV.

Enquiries regarding the rateable value and details of the precise amounts payable should be directed to Middlesbrough Borough Council, telephone 01642 245 432.

Proposed Terms

The property is offered for sale freehold with offers invited based on £55,000.

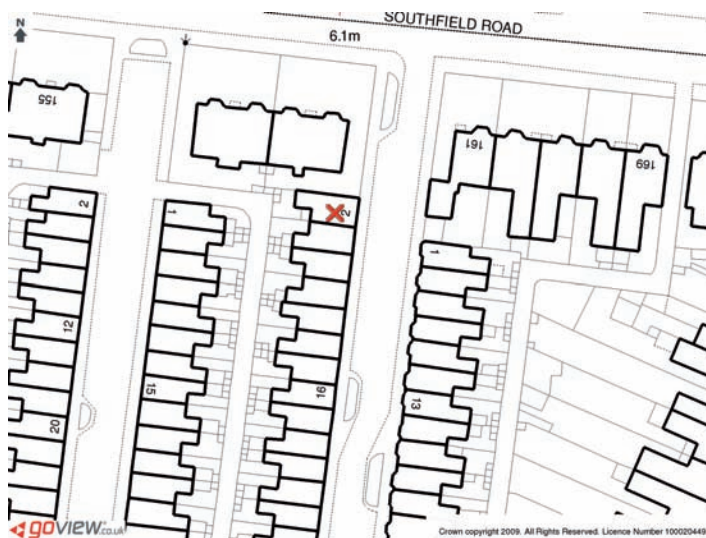
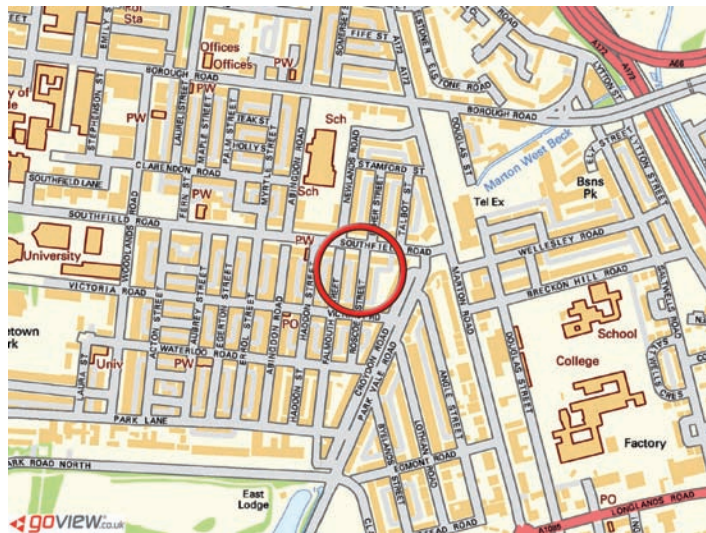
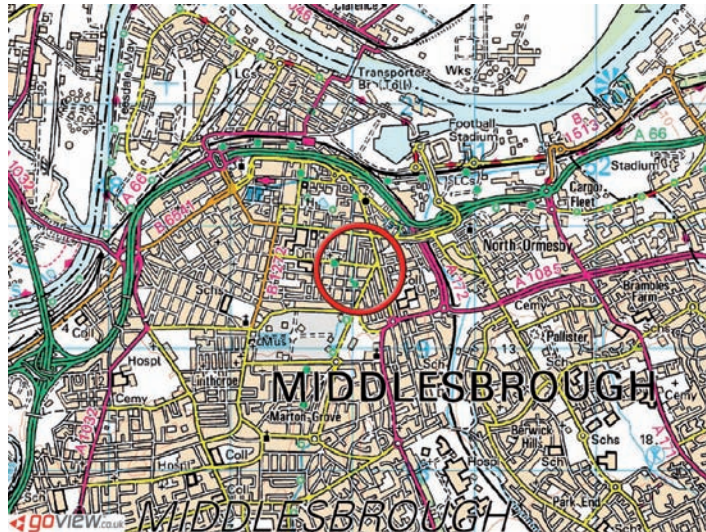
Viewing

Strictly by appointment through this office
Andrew Benzies/Lindsay Pearson

Email: andrew@thomas-stevenson.co.uk

Email: Lindsay@thomas-stevenson.co.uk

Subject to contract



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH Thomas Stevenson. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

