



FOR SALE **RESIDENTIAL INVESTMENT OPPORTUNITY**

VICTORIA APARTMENTS, 56 MIDDLESBROUGH ROAD, MIDDLESBROUGH TS6 6LZ

SW

Sanderson
Weatherall

Summary

- Residential Investment Opportunity
- Let on an FRI lease producing £66,000 per annum
- Freehold block of 12 self-contained flats (Class C3)
- 26 Bedrooms
- Approximately 7,155 sq ft (655 sq m)
- Asking Price: Offers in the region of £700,000
- Subject to Contract

Description

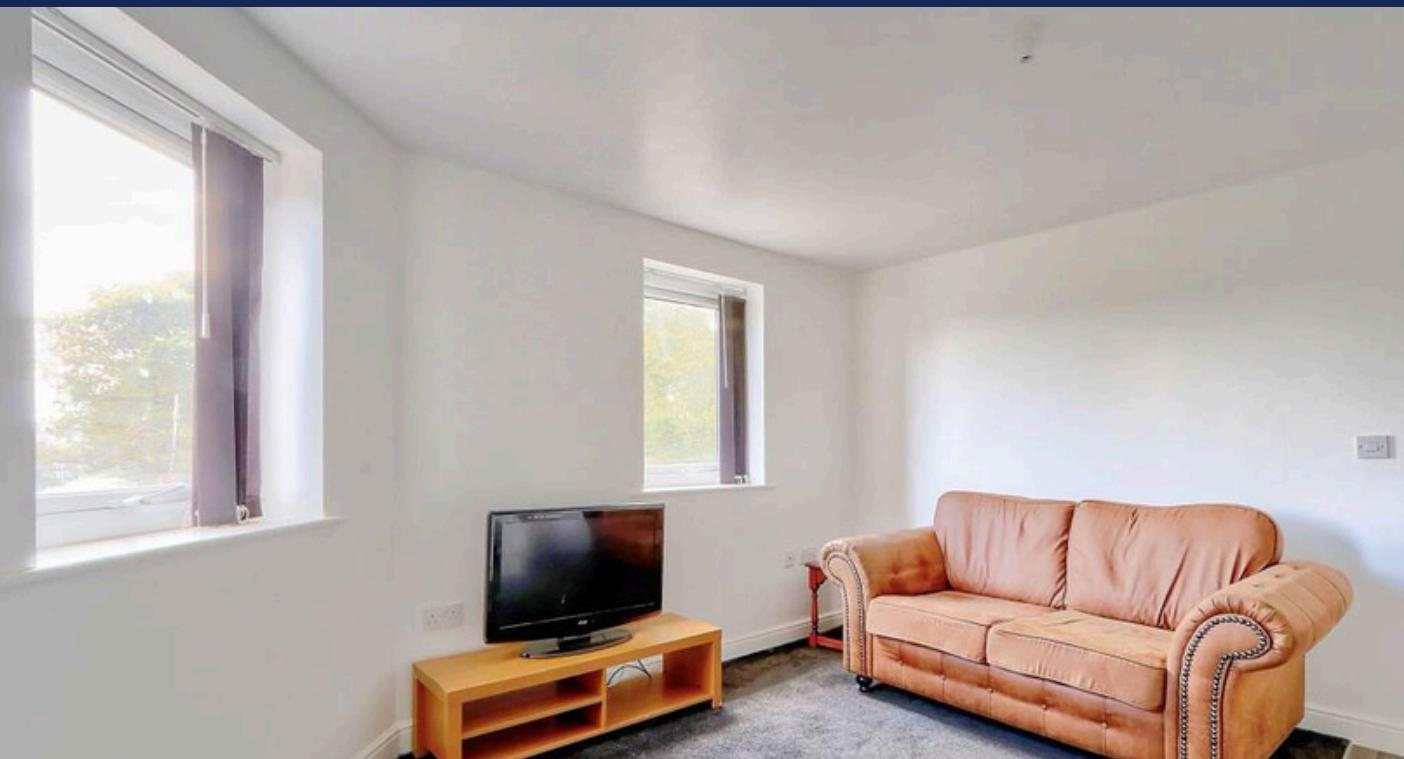
The property comprises a three storey, freehold block of 12 self-contained flats offering 26 spacious bedrooms. The subject property was constructed in 2021 in replacement to the public house known as 'The Victoria'. Each flat benefits from its own kitchen, lounge and shower room/bathroom to a modern specification. Also, each flat is independently metered.

Upon entry you are greeted by spacious hallway leading to a reception area, laundry room, three self-contained two bedroom flats, and the ground level of the two-storey flat four. The first floor comprises of the first floor of flat four and three self-contained two bedrooms flats. The second floor consists of two self-contained two bedrooms flats and one three bedroom flat. The third floor is the largest of the flats and made up of two large self-contained flats, a two bedroom and a three bedroom. Externally, to the rear the property has a yard area which includes a bike and bin store.

Asking Price & Tenure

Offers are invited in the region of £700,000 for our client's Freehold interest, subject to contract.

Please note our client reserves the right not to accept the highest or any offer received.



Location

The subject property is located on the northern side of Middlesbrough Road in the South Bank area of Middlesbrough, in close proximity to Teesworks regeneration.

Middlesbrough is located in the North East of England and is a key urban centre in the Tees Valley region. Middlesbrough is a large town with industrial roots and is well known as a digital and creative hub within Tees Valley.

The property benefits with excellent transport connections due to south bank railway station being approximately 500 metres north of the property. South Bank railway station connects to Middlesbrough, Durham, Sunderland, and Newcastle upon Tyne. The property is located directly adjacent to the A66 offering access to the A1(M).

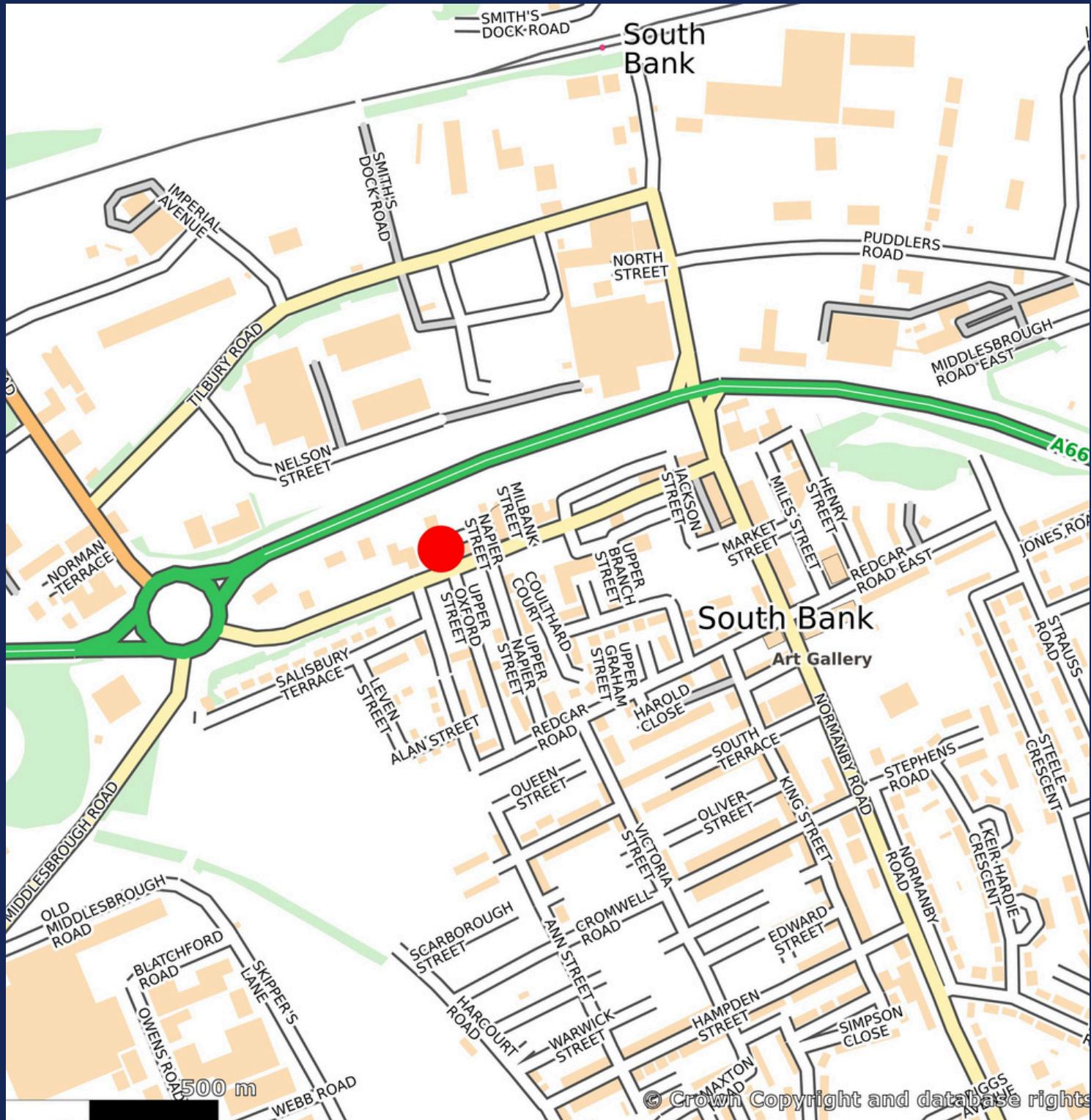
Nearby retail includes Greggs, Burger King, Taco Bell, Tesco and Asda.

Tenancy

The property is let on a Full Repairing and Insuring Lease (FRI) producing £66,000 per annum. Lease term until March 2029. Operating as individual units under assured shorthold tenancy agreements.

Services

We understand that all mains services are available on the site, however, interested parties are advised to carry out their own investigations with regard to this matter.



Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):



Description	sq m	sq ft
Ground Floor		
Flat 1 - 2 Bedrooms, Living/Kitchen & Bathroom	48	517
Flat 2 - 2 Bedrooms, Living/Kitchen & Bathroom	46	495
Flat 3 - 2 Bedrooms, Living/Kitchen & Bathroom	51	548
Flat 4 - Living/Kitchen & WC	34	366
First Floor		
Flat 4 - 2 Bedrooms & Bathroom	34	366
Flat 5 - 2 Bedrooms, Living/Kitchen & Bathroom	48	517
Flat 6 - 2 Bedrooms, Living/Kitchen & Bathroom	58	624
Flat 7 - 2 Bedrooms, Living/Kitchen & Bathroom	51	548
Second Floor		
Flat 8 - 2 Bedrooms, Living/Kitchen & Bathroom	48	517
Flat 9 - 2 Bedrooms, Living/Kitchen & Bathroom	58	624
Flat 10 - 3 Bedrooms, Living/Kitchen & Bathroom	51	548
Third Floor		
Flat 11 - 2 Bedrooms, Living/Kitchen & Bathroom	67	721
Flat 12 - 3 Bedrooms, Living/Kitchen & Bathroom	71	764
Total	665	7,155

Energy Performance Certificate

Address	Rating	Expiry Date
Flat 1	B (83)	08/07/2031
Flat 2	B (83)	08/07/2031
Flat 3	B (84)	08/07/2031
Flat 4	B (84)	08/07/2031
Flat 5	B (84)	08/07/2031
Flat 6	B (84)	08/07/2031
flat 7	B (84)	08/07/2031
Flat 8	B (84)	08/07/2031
Flat 9	B (84)	08/07/2031
Flat 10	B (84)	08/07/2031
Flat 11	B (84)	08/07/2031
Flat 12	B (85)	08/07/2031

A full copy of the EPC's can be obtained via the link below:

[12 EPCs for TS6 6LZ – Find an energy certificate – GOV.UK](#)

Anti Money Laundering

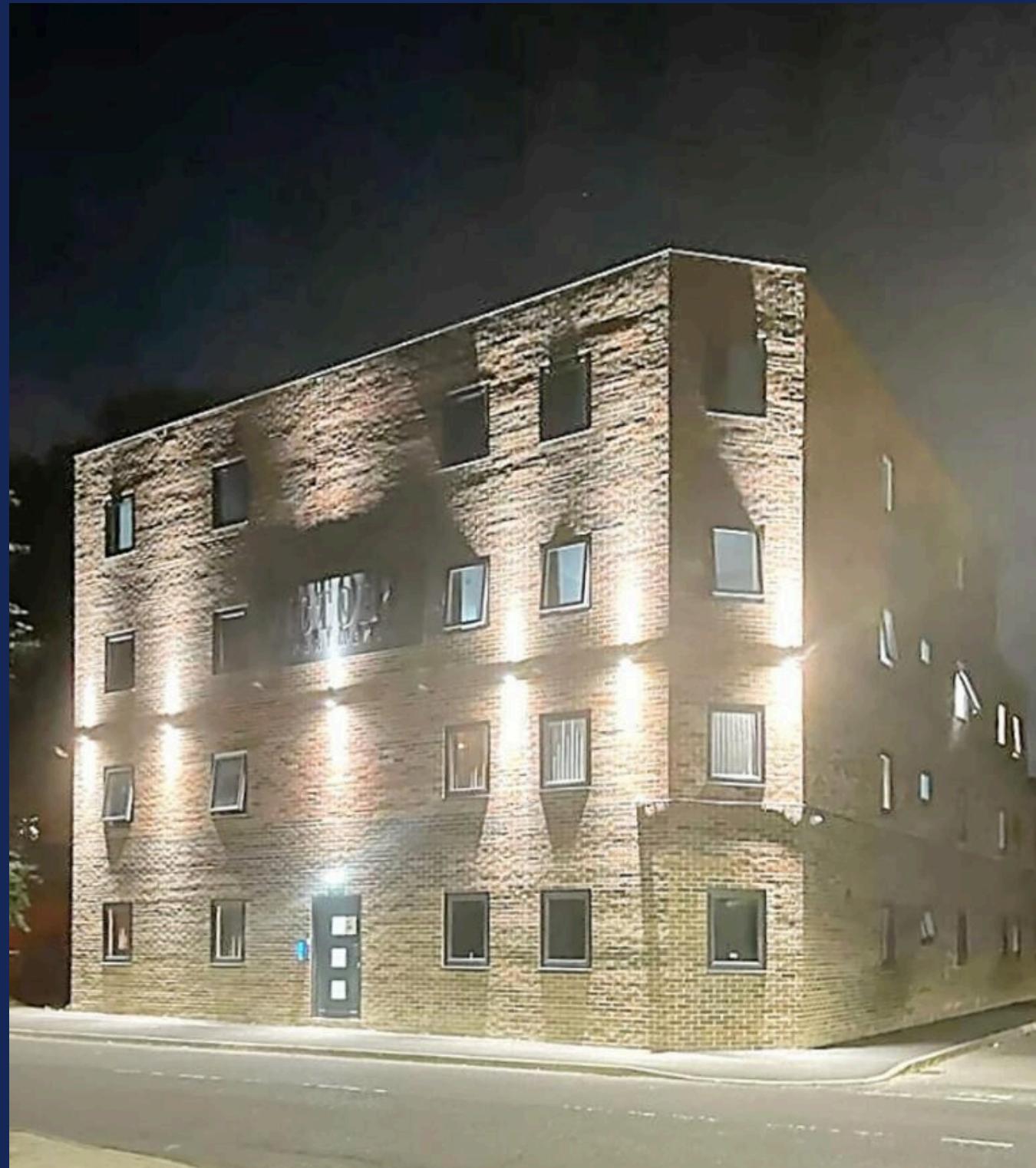
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

VAT is not applicable.

Legal Costs

Each party will be expected to bear their own legal costs incurred in any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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