

**TO LET / FOR SALE**

## 58A Kings Road, North Ormesby, Middlesbrough, TS3 6EG

Unit For Sale or To Let on Kings Road in North Ormesby,  
Middlesbrough

- To Let £16,000 Per Annum
- Car Parking
- Previously Uses Include a Doctors Surgery And Beauty Training Academy
- For Sale Freehold £195,000
- Ideal for a variety of commercial/community uses (Subject to Planning)
- EPC Rated C

Summary

Available Size	1,000 to 2,045 sq ft
Rent	£16,000 per annum
Price	Offers in the region of £195,000
Business Rates	Upon Enquiry
Service Charge	N/A
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C

Description

58a Kings Road North is a former doctor’s surgery, ideal for a variety of alternative commercial or community uses (subject to planning). The layout offers practical spaces including consulting and treatment rooms, waiting areas, and support facilities, making it perfect for healthcare, therapy, wellbeing, office, or community-focused tenants. It’s a great fit for beauty-related businesses and more.

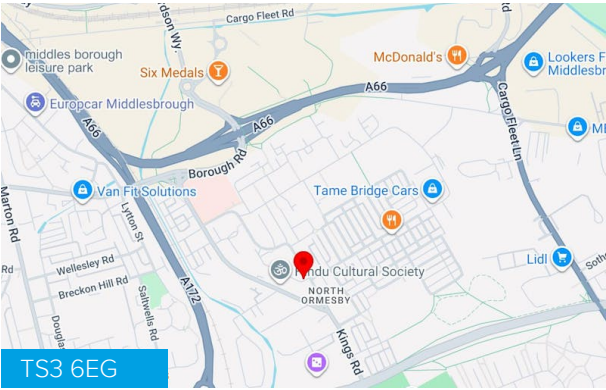
Location

The property is prominently located on Kings Road North in Ormesby, a well-established residential and mixed-use area of Middlesbrough. The location benefits from good visibility, local footfall, and convenient access to public transport routes and nearby amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit	2,045	189.99	Available
Total	2,045	189.99	



Viewing & Further Information

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