Industrial/Logistics, Office,
Residential, Retail, Open Storage

FOR SALE



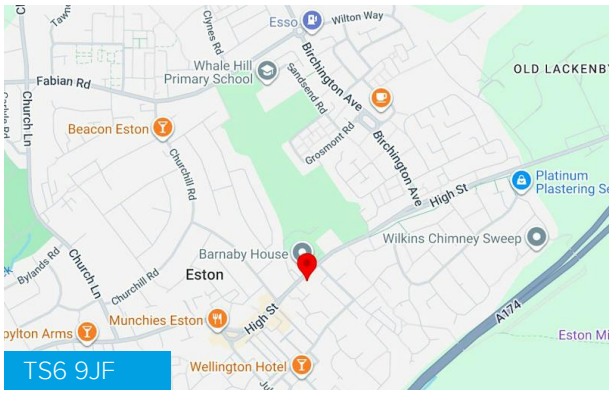
206 High Street, Eston, Middlesbrough, TS6 9JF

Prominent Freehold Investment & Development Opportunity with Previously Approved Residential Planning Permission For Sale By Auction.

- Freehold Mixed-use Property on a Busy High Street
- Prior Planning Permission for Nine - Fifteen Houses January 2021
- Large 0.207-Acre Site with Extensive Private Parking
- ///ants.spices.career
- Flexible Ground-Floor Retail Space
- 3-Bedroom Maisonette Providing Dual-Income Potential
- Redevelopment or Extension Potential (Subject to Planning Consent)

Summary

Available Size	3,105 to 11,845 sq ft
Price	Auction £210,000 Starting Bids
Rates Payable	£4,060.80 per annum
Rateable Value	£9,400
Service Charge	N/A
VAT	Not applicable
EPC Rating	B







Description

An exciting opportunity to acquire a substantial and versatile freehold commercial and residential property, occupying a prominent position on Eston High Street and offering considerable investment and development potential.

The property comprises four individual commercial units, offering the flexibility to let separately or, together with a three-bedroom maisonette above, providing further potential for residential rental income.

Of particular interest to developers, planning permission was previously granted on 4 January 2021 (Planning Reference: R/2021/0037/00) for the redevelopment of the site to provide a modern residential development. This presents an excellent opportunity for purchasers to explore the site's development potential, subject to any necessary renewals, variations, or further planning consents.

Alternatively, the property's prominent location and versatile accommodation may lend themselves to a variety of alternative uses, including residential apartments, mixed-use development, retail, offices, or other commercial purposes, subject to obtaining the appropriate planning permissions and statutory consents.

An attractive freehold investment opportunity offering flexibility, potential rental income, and scope for redevelopment, ideally suited to investors, developers, and commercial property buyers.

Location

The property occupies a prominent position on Eston High Street, within an established commercial and residential area. Eston offers a range of local shops, amenities and services, with convenient access to Middlesbrough, Redcar and the wider Teesside area via the A66, A174 and A19 road networks. The location provides an attractive setting for both residential and commercial investment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	893.40	83	Available
Ground - Office	125	11.61	Available
Ground - Staff Toilets	17	1.58	Available
Ground - Workshop	1,329	123.47	Available
1st - Residential Maisonette	796	73.95	Available
Outdoor	8,740	811.97	Available
Total	**11,900.40**	**1,105.58**	

Auction Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The

Viewing & Further Information



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View Properties Here
www.alignpropertypartners.co.uk

Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council). Generated on 23/11/2026




LV15
JVP


LOW MILEAGE
SERVICE HISTORY
EF65 YTP
MOTORCYCLES
SALES
ND65 HWT



