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Office, Retail
FOR SALE

32 Rothbury Road, Berwick Hills, Middlesbrough, TS3 7NW

Hot food takeaway retail unit for sale by auction starting bids £45,000

- Retail unit for sale by auction
- Previous use hot food takeaway
- Rear loading bay
- 925 sq ft of retail accommodation
- Starting bids £45,000
- Potential rates relief available
- Suitable for a variety of uses
- EPC rated C

Summary

Available Size	925 sq ft
Price	Startin Bids
Business Rates	N/A
EPC Rating	C

Description

The property is a mid-terrace retail unit within an established shopping parade. It features a main retail area, a storeroom, and WC facilities.

A rear loading bay provides easy access for deliveries and goods handling.

The unit has planning consent for hot food takeaway use but is versatile enough for various retail and service purposes, subject to the required consents. Rateable Value: £4,950 (Potentially eligible for Small Business Rates Relief – interested parties should check with Middlesbrough Council).

Location

The property is situated on Rothbury Road in a mixed-use area of Middlesbrough, blending residential and commercial spaces. It offers convenient transport links, with easy access to the A66 and Middlesbrough town centre. The neighborhood features various local shops, takeaways, and community services nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	925	85.94	Available
Total	**925**	**85.94**	

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 Auctioneer'.

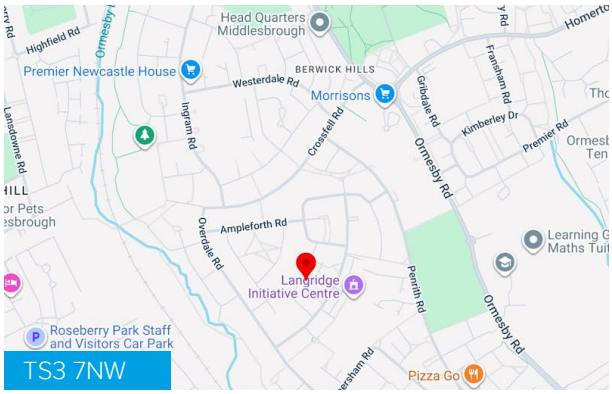
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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



Viewing & Further Information

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View Properties Here
www.alignsurveyors.co.uk

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 12/11/2025