



## 26 Rothbury Road, Berwick Hills, Middlesbrough, TS3 7NW

For sale by auction retail unit. Starting bids £45,000.

- For sale by auction
- Long leasehold (250 years)
- Available vacant
- Starting bids £45,000
- EPC Rated C
- Suitable for a variety of uses  
(subject to planning permissions)

Summary

|                |              |
|----------------|--------------|
| Available Size | 914 sq ft    |
| Business Rates | N/A          |
| Service Charge | N/A          |
| EPC Rating     | Upon enquiry |

Description

A ground-floor retail unit located on Rothbury Road, Middlesbrough, offers approximately 914 sq ft of space, ideal for various retail, office, or service-based uses (subject to necessary consents). The property features a prominent frontage, plenty of natural light, and a flexible internal layout. It includes a retail area, ancillary storage, and a WC. Outside, there's a rear loading bay with parking and additional on-street parking available.

Location

The property is located on Rothbury Road, within a mixed residential and commercial area of Middlesbrough. The location benefits from good transport links, with easy access to the A66 and Middlesbrough town centre. Nearby occupiers include a range of local shops, takeaways, and community services.

Accommodation

The accommodation comprises the following areas:

| Name               | sq ft      | sq m         | Availability |
|--------------------|------------|--------------|--------------|
| Unit - Retail Unit | 914        | 84.91        | Available    |
| <b>Total</b>       | <b>914</b> | <b>84.91</b> |              |

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'.

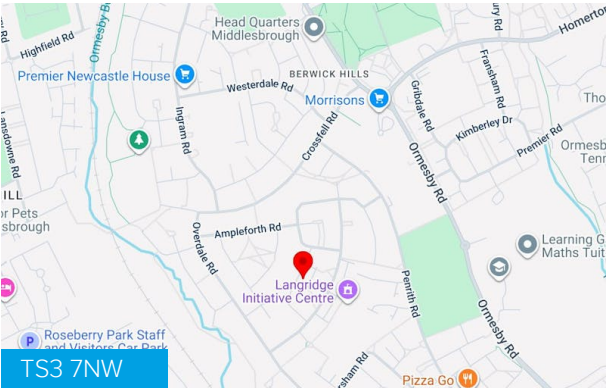
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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 the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



Viewing & Further Information



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**View Properties Here**  
**www.alignsurveyors.co.uk**

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.