



Units A, B & C, Cannon House, Martinet Road,, Thornaby, Stockton-on-Tees, TS17 0AS

Sale of buildings & Land for refurbishment/redevelopment

- Town Centre
- Opportunity for refurbishment or development
- Duel aspect road frontage
- Investment opportunity
- [///evenly.jukebox.agent](http://evenly.jukebox.agent)
- Site area of 0.25 acres

Summary

Available Size	3,401 sq ft
Price	£175,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	F

Description

The property comprises three industrial/workshop units constructed in the 1960s/70s, featuring brick/block walls and a profile roof. Unit C includes internal subdivisional offices occupying approximately 90% of its floor area. Unit B consists of a mix of office space at the rear, with a trade counter and storage area at the front, accessed via a roller shutter door. It is currently used as a computer sales and repair shop. Unit A is predominantly open-plan, high-bay unit set out as a car repair garage, with a small office and staff facilities.

Location

The property is located approximately 500m west of Thornaby and 2 miles to the south of Stockton-on-Tees Town center. Located within a well-established industrial area and residential developments, the site is privately owned and offered with full vacant possession, but requires refurbishment or redevelopment. The site benefits from dual frontage off both Millbank Lane (foot only) and Martinet Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure	Availability
Building - Units A,B & C	3,401	315.96	For Sale	Under Offer
Ground - Industrial yard & units	10,890	1,011.71	For Sale	Under Offer

Viewings

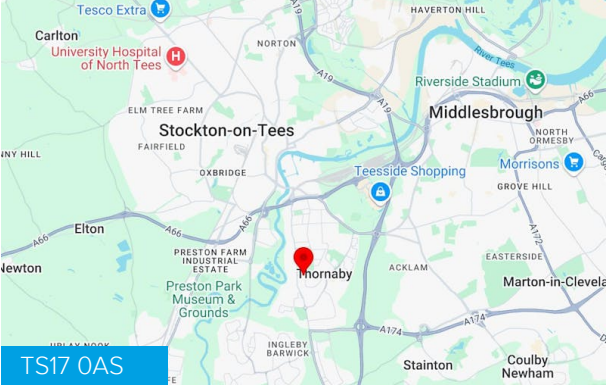
All enquiries via the agents listed

Anti-Money Laundering

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

Legal Fees

Each party to pay their own costs in this transaction



Viewing & Further Information



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