

FOR SALE (MAY LET)
40 MILL LANE, BILLINGHAM,
TS23 1HF



RETAIL/OFFICE BUILDING

TOTAL FLOOR AREA 105.89m² (1,140ft²)

LOCATION

Billingham is located in the Borough of Stockton on Tees, 5 miles north of Middlesbrough. It is served by the A19 leading to Sunderland and Newcastle upon Tyne in the north and Thirsk and the A1 in the south. Mill Lane is an established local shopping parade within a densely populated residential area accessed from the B1275 South View/Belasis Avenue.

DESCRIPTION

The property is arranged on ground and first floor and is of brick construction under a hipped tile roof. The brickwork has been painted and there is a mixture of timber framed and UPVC windows and doors. The building has recently been used for office purposes and is arranged with 2 rooms, kitchen, stores and w/c on the ground floor. On the first floor there are a further 3 rooms and a bathroom. It may suit alternative uses (subject to obtaining the necessary consents). Externally and to the rear there is a small garden and a detached garage. There is ample on street public parking at the front of the property.

ACCOMMODATION

(All measurements are approximate and given in accordance with the RICS Code of Measuring Practice)

<u>Ground Floor</u>			<u>First Floor</u>		
Office 1	26.41sq.m	284sq.ft	Room 1	14.96sq.m	161sq.ft
Office 2	15.23sq.m	164sq.ft	Room 2	10.95sq.m	118sq.ft
Cupboard	0.74sq.m	8sq.ft	Room 3	26.29sq.m	283sq.ft
Store	1.86sq.m	20sq.ft	Bathroom		
Kitchen	9.45sq.m	102sq.ft			
W/C					
<u>Total</u>	53.69sq.m	578sq.ft	<u>Total</u>	52.20sq.m	562sq.ft

SERVICES

We understand that premises benefit from all mains services.

PRICE

The freehold interest is offered for sale. Alternatively consideration will be given to a Lease subject to the agreement of terms. Please contact the Sole Agents for further details.

BUSINESS RATES

The VOA website confirms that the property has a Rateable Value of £2,950. Interested parties should confirm this information and the amount of rates payable with Stockton Borough Council (01642 393939)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

VIEWING

Viewing is strictly by appointment through the Sole Agents:

Ian Anderson - 01609 770600/07802 668682

ia@andersonmckenzie.co.uk