

FOR SALE

UNITY HOUSE,

Elizabeth Terrace, Middlesbrough, TS3 6EN



Key Highlights

- Excellent development or conversion opportunity
- Prominent location within close proximity to local amenities
- Site area 0.4 Ha (1 acre) / GEA 904 sq. m. (9,728 sq. ft.)
- Informal sealed tenders sought by **noon Wednesday 6th March 2019**

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Location

The property occupies a prominent position on Elizabeth Terrace within the North Ormesby area of Middlesbrough. Middlesbrough is located 24 kilometres (15 miles) south of Hartlepool and 9 kilometres (6 miles) east of Stockton on Tees. Road access is predominantly via the A66 from the east and west and the A174 from the south; both of which are easily accessible and connect to the A19 to the west which provides access to the wider road network. The area is also served by Middlesbrough Station along with benefitting from regular public transport links.

The property is conveniently situated being within walking distance of a range of local amenities and public transport links along Kings Road to the east. Middlesbrough town centre lies approximately one kilometre to the west and offers a wide range of retail and leisure destinations including The Hill Street Centre and Cleveland Centre along with Cineworld Cinema. The Riverside Stadium is also located a short distance to the north.

Description

The property comprises a substantial single storey brick building under a series of pitched roofs. It extends to approximately 904 sq. m. (9,728 sq. ft.) GEA. A large parking area is situated to the west of the property along with several grassed verges which surround the building and car park.

The site is flat and rectangular in shape extending to approximately 0.4 Ha (1 acre). It is bounded by Elizabeth Terrace to the south and public footpaths to the north, west and south. Vehicular and pedestrian access is gained via Elizabeth Terrace to the south of the property.

Services

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies.



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Planning

The property benefits from D1 (Non Residential Institutions) use class consent. Savills has received positive formal Pre-Application advice from Middlesbrough Council in respect of a range of alternative residential based uses (conversion and new build) including sheltered/extra care housing. Further information in respect of these options is available upon request. It is therefore our firm view that the site presents an excellent opportunity for redevelopment or conversion to residential development, subject to statutory planning permission. Interested parties should make their own enquiries of Middlesbrough Council's Development Control Services department.

Information Pack

An information pack is available on request which includes the following:

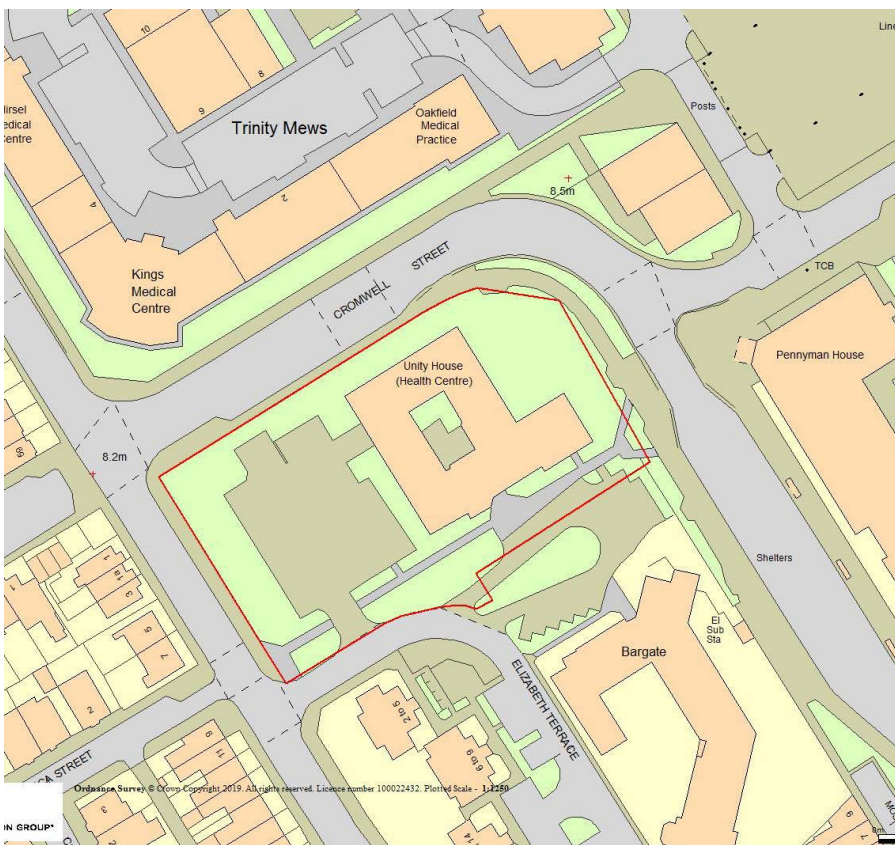
- Title information;
- Phase 1 Environmental Due Diligence Report;
- Energy Performance Certificate;
- Floor Plans; and
- Tender Labels.

Method of Disposal

We are instructed to seek informal sealed tenders by **noon Wednesday 6th March 2019** using the tender labels provided within the information pack. Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Any offers which do not contain the above may not be considered.



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Tenders are to be submitted to:

FAO Helen Stubbs
NHS Property Services Ltd
Houghton Primary Care Centre
Brinkburn Terrace
Houghton le Spring
DH4 5HB

Bids should incorporate details of funding available to the bidder and details of similar projects undertaken together with a timetable for exchange of contracts, completion of the purchase and completion of development. A 10% non-refundable deposit will be required on exchange of contracts. Overage and claw back provisions will be incorporated into the legal contract.

Bids should clearly stipulate any conditions attached to them. Bids which NHS Property Services and/or Savills consider to have onerous or unusual conditions may not be considered. Please note that our client is not obliged to accept the highest or any offer received.

Tenure

The site and building are to be sold freehold with vacant possession.

VAT

VAT is not payable on the sale.

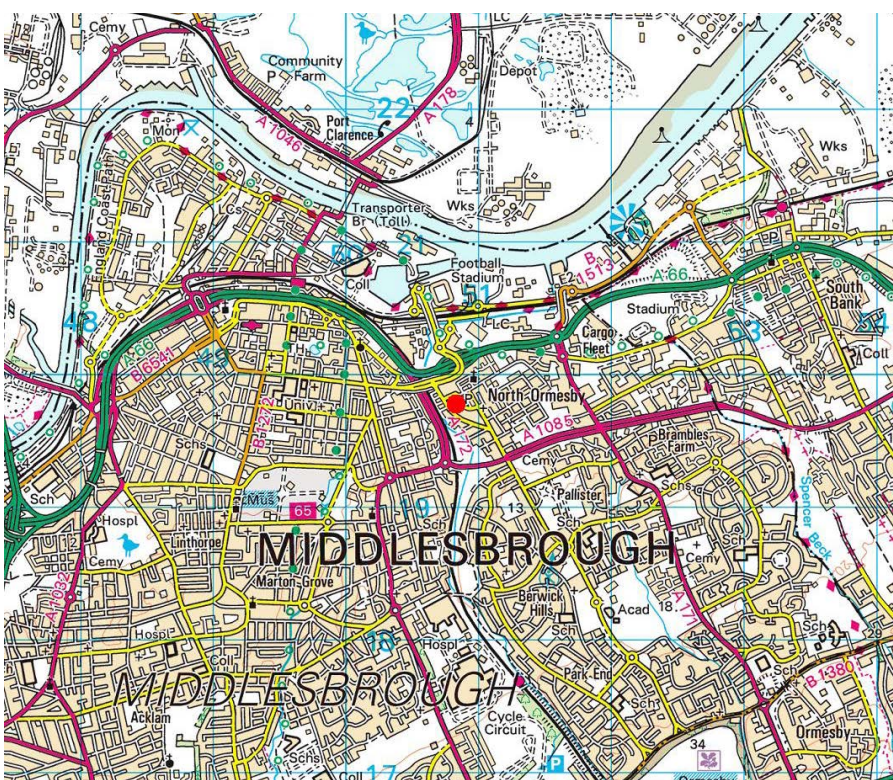
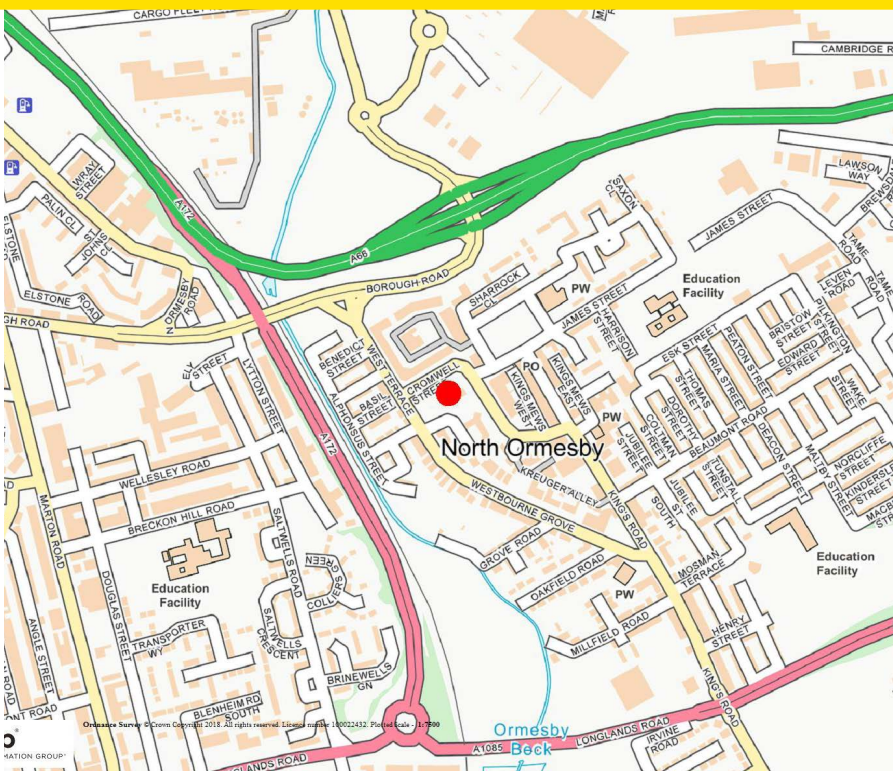
Viewings

Accompanied viewing days will take place during the marketing period. Please contact sole selling agents Savills for further information.

Legal Costs

Each party is to be responsible for their legal costs incurred.

For further information or an appointment to view please contact:



Contact

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