

1 WESTERBY ROAD, MIDDLESBROUGH, TS3 8TD

FOR SALE: LIGHT INDUSTRIAL INVESTMENT IN AN ESTABLISHED LOCATION

LET TO AN ESTABLISHED TENANT ON A REVERSIONARY RENT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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LOCATION

The property is located in Middlesbrough, which is positioned close to the mouth of the River Tees and forms part of Teesside, 23 miles south of Sunderland, 12 miles north east of Darlington and 44 miles north of York.

1 Westerby Road is situated on the edge of Skippers Lane Industrial Estate, a well established trading estate approximately 2 miles east of Middlesbrough town centre home to a number of national and regional occupiers including Halfords Autocentre, Toolstation, Autoglass and Virgin Media.

The location enjoys excellent access to the A66 Trunk Road and the premises benefit from excellent visibility to South Bank Road. Occupiers in close proximity include MB DIY, Starbucks, Dulux Decorator Centre, Screw Fix and Ford.

DESCRIPTION

The property comprises a light industrial unit with integrated two storey office block to the front elevation and workshop to the rear. Occupied for a number of years by the well established Learning Curve Group, the property is currently in use as a training centre.

The offices are arranged to provide reception area, several small office suites and toilets on the ground floor together with several classrooms and toilet facilities on the first floor.

The warehouse has been partitioned by the tenant to provide individual workshops and classroom/training spaces.

ACCOMMODATION

Office	577.16 sq m	(6,212 sq ft)
Warehouse	1,122.26 sq m	(12,080 sq ft)
Total	1,699.42 sq m	(18,292 sq ft)

TENURE

The premises are fully let to Learning Curve Group Limited by way of a 5 year Full Repairing and Insuring Lease from 23 March 2022 at a reversionary rent of £40,000 per annum. We would anticipate rental growth in the short term.

Learning Curve Group Ltd published a profits, after tax, in excess of £3.4 million for the year ended 31 January 2023. Further lease details are available on request from this office.

PROPOSED TERMS

The freehold interest is available to purchase with offers invited over £490,000 reflecting a gross initial yield of 8.16%.

RATING ASSESSMENT

1 Westerby Road has a Rateable Value of £40,250. Interested parties should contact Middlesbrough Council to determine the exact rates payable.

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VAT

All rents/prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office

Contact Jack Robinson on:

01642 713303 / jack@thomas-Stevenson.co.uk

Subject to contract

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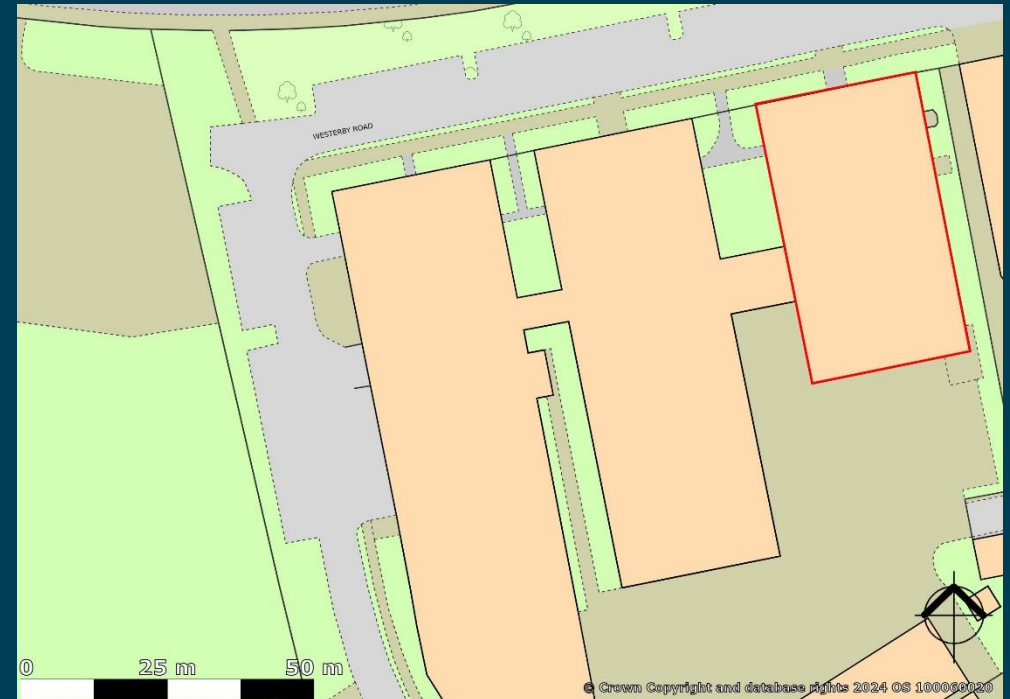
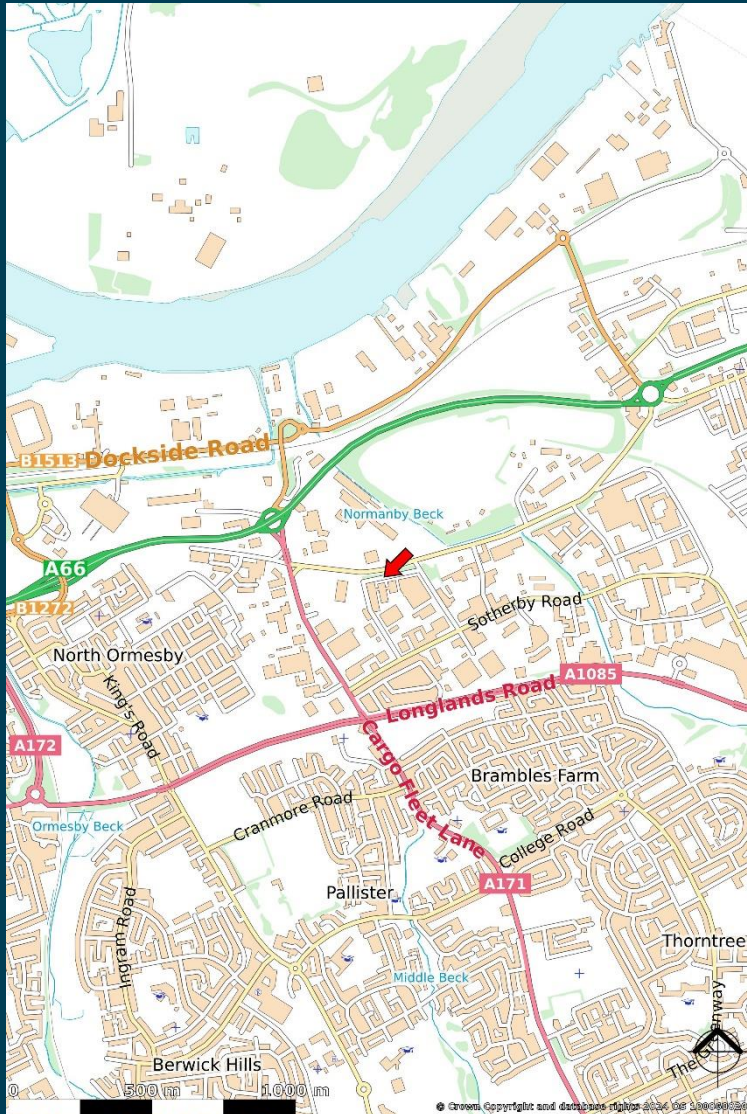
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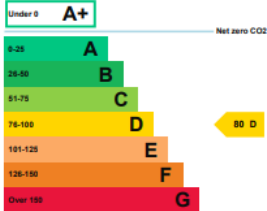
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Energy performance certificate (EPC)		
1 WESTERBY ROAD MIDDLESBROUGH TS3 8TD	Energy rating	Valid until: 28 February 2033
	D	Certificate number: 6877-8049-8559-0158-5510
Property type: Offices and Workshop Businesses		
Total floor area: 1,440 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	13 A	
If typical of the existing stock	54 C	

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
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