

**SELF-CONTAINED
PREMISES**

FOR SALE

GAVINBLACK
— & PARTNERS —



**HINTON HOUSE, 31 PARK ROAD SOUTH,
MIDDLESBROUGH, TS5 6LE**

3,373 Sq Ft (313.53 Sq M)

**Suitable for Conversion for a Variety of Uses Including
Residential, Office, Nursery or Consulting Rooms
(Subject to Planning)**

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HINTON HOUSE, PARK ROAD SOUTH, MIDDLESBROUGH

LOCATION AND SITUATION

The property is located on the south side of Park Road South close to the junction with Linthorpe Road (B1272) which provides direct access to Middlesbrough town centre with good communications to the A66 and A19.

DESCRIPTION

The building is part of a former synagogue or Lodge premises directly opposite Albert Park. The building has been converted to provide consulting and meeting rooms together with administrative offices. There is a large car park to the front and side together with a secluded private garden to the rear.

ACCOMMODATION

The available accommodation has the following approximate areas:

Offices	m ²	ft ²
Lobby	13.23	142
Waiting	24.44	263
Offices	104.08	1,120
Quiet Room 1	8.29	89
Quiet Room 2	7.04	76
Kitchen	12.67	136
Total	169.75	1,826

Consulting	m ²	ft ²
Room 1	9.25	100
Room 2	9.31	100
Room 3	6.39	69
Room 4	13.14	141
Room 5	11.59	125
Group Room	62.64	674
Art Room	17.96	193
Cleaners	2.05	22
Store	1.93	21
Comms	9.52	102
	143.78	1,547
Total:	313.53	3,373

RATEABLE VALUE

According to the Valuation Office Agency website the premises are assessed for rating purposes at Rateable Value £12,750.

EPC

The premises have an EPC rating of D-86. A full copy of the report is available upon request.

TENURE

Freehold.

PRICE

£200,000 for the freehold interest.

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.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party will bear their respective legal costs incurred in connection with the transaction.

VIEWING

Strictly by appointment with Sole Agent.



HINTON HOUSE, PARK ROAD SOUTH, MIDDLESBROUGH



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.