

Residential Portfolio in TS1

Grange Road, Middlesbrough, North Yorkshire, TS1 5AU

£130,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- Ideal Investment / Development Opportunity
- Convenient Middlesbrough Town Location
- Potential for Commercial & Residential Letting
- Flexible Commercial Space – Subject to Consents
- Freehold Title

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

Pattinson Estate Agents are pleased to offer for sale via online auction this substantial mixed-use property situated on Grange Road, Middlesbrough, comprising a ground-floor commercial unit together with two refurbished two-bedroom flats above.

The ground floor is currently arranged and operating as a bakery, providing a versatile commercial space which could suit a variety of businesses and uses, subject to any necessary consents. The existing bakery business is not included within the sale and the commercial premises will be sold with vacant possession, giving the successful purchaser the opportunity to occupy, re-let or repurpose the accommodation.

Above the commercial premises are two separate two-bedroom flats, both of which have undergone refurbishment and will also be sold vacant. The residential accommodation provides an excellent opportunity for an investor to immediately seek tenants following completion, or potentially explore alternative letting strategies subject to the relevant regulations and consents.

The combination of commercial and residential accommodation makes this an attractive proposition for investors looking for multiple potential income streams from a single freehold investment, while the vacant possession throughout provides flexibility for the incoming purchaser.

Early viewing is recommended to fully appreciate the size, condition and investment potential on offer.

Please note: The property is being sold via online auction. Prospective purchasers should review the legal pack and satisfy themselves regarding the planning/use classification, leases/title arrangements, services and suitability of the property for their intended use prior to bidding.

Price: Starting Bid £130,000

Property Type: Residential Portfolio

Business Type: Bakery

Internal Size: 2551 Square Feet

External Size: 2551 Square Feet

Parking: On Street

Location

Located on Grange Road within Middlesbrough, the property is conveniently positioned for the town centre, local amenities and transport connections.

Tenure

Freehold. Title number CE120956.

Rateable Value

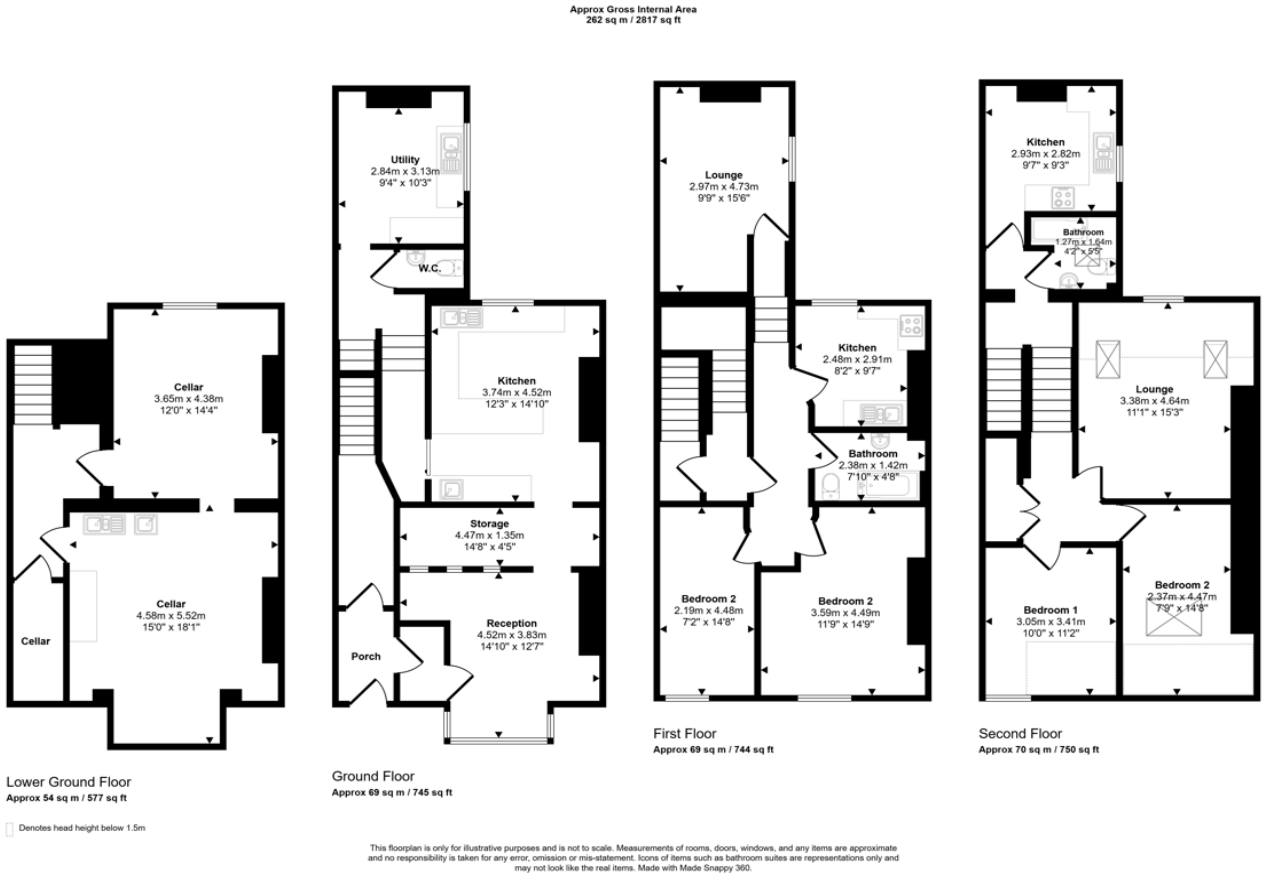
Current rateable value £4,150 (April 2026 to present). Sourced from VOA.

EPC

Available upon request. Rating D - basement and ground floor unit. Rating C -Flat 1. Rating D - Flat 2.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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