
FOR SALE

(Available as a whole or as two lots)



Park End Medical Centre & Park End Community Centre, Overdale Road, Middlesbrough, TS3 7EA

A large semi-detached property comprising of the former Park End Community Centre (Lot 1) equating to 232.8 sq M (2506 sq M) and the former Medical Centre (Lot 2) equating to 223.6 sq M (2,407 sq ft) GIA with private car park with 15 spaces

LOCATION

Park End Health Centre and Community Centre is situated at Park End and Overdale Road located in a predominantly residential location in the Berwick Hills suburbs of Middlesbrough.

Middlesbrough is a large town situated on the south bank of the River Tees in north-east England that sits within the ceremonial county of North Yorkshire.

The subject property is located approximately 4 miles to the east of Acklam, approximately 4 miles to the west of Normanby and approximately 4.5 miles to the south west of South Bank and 3.5 miles north of Nunthorpe.

By road communication the A19 can be accessed via both the A66 from the north and the A174 / A172 from the south. Berwick Hills offers excellent public transport connections via bus or train.

DESCRIPTION

The building comprises of a semi-detached property including Park End Community Centre, situated on the right hand side from a frontal view and Park End Health Centre, situated to the left hand side of the building.

Park End Community Centre has undergone a full overhaul and full refurbishment to a very high standard in the last 12-24 months. The accommodation comprises of a main entrance foyer with meeting rooms, staff break out / kitchen area, plus male, female and Disabled WC facilities accessed directly off the main entrance foyer. There are two large open plan office and administration / training areas to the rear of the building.

The general fit out of Park End Community Centre is to a very good quality finish and in general includes a full fire and burglar alarm system, automated electric metal security shutters to all windows and doors and electrically sensor operated access doors, plus intercom system.

There is a shared car park to the front of the Park End Medical centre with a total of 15 car parking spaces, comprising of 13 spaces and 2 disables allocated spaces.

The former Park End Community Centre equates to 232.8 sq M (2506 sq M) and the former Medical Centre equating to 223.6 sq M (2,407 sq ft) GIA.

TOWN PLANNING / PLANNING HISTORY

We understand the property benefits from an established use as a medical centre and surgery under Use Class D1 of the Town and Country Planning Act 1987 Use Classes Order.

TENURE

The property is available Freehold.

VAT and LEGAL COSTS

We understand that the sale will not be subject to payment of VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

OFFERS

The property is offered for sale by private treaty, through informal tender via the sole selling agents.

Our clients would prefer an unconditional sale of the whole, as one, but may consider separate offers for the two elements of the property. Conditional offers for the whole may be considered.

Subject to Contract

VIEWINGS

Any interested party wishing to inspect the properties must contact the selling agents to make the necessary access arrangements.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the sole selling agents for further information.

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