

**FOR SALE:- Offers in the Region of £455,000**

**116 Thornaby Road, Thornaby,  
Stockton on Tees, TS17 6DN**

**Residential Investment – Recently Refurbished –  
2 x 5 Bed Cluster Apartments – providing 10 x en-suite bedrooms**

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## SITUATION/LOCATION

The property fronts Thornaby Road on its corner with Sun Street approximately one mile from Thornaby town centre. The immediate vicinity is a predominantly residential neighbourhood incorporating local amenities including Thornaby Pool and a range of independent businesses including shops, bar/eateries and professional services. The location lies adjacent to the A66 linking with the A19 within a short driving distance. Thornaby lies approximately 3 miles south of Stockton, 4 miles south west of Middlesbrough and 13 miles east of Darlington.

## DESCRIPTION

Two storey former public house converted to 2 x 5 bedroom cluster apartments in 2015 (approx.)

The property is of traditional brick construction held under a multi pitched slate tile covered roof with small flat section to rear and painted render to the elevations.

Both flats are of a similar layout and specification comprising an open plan kitchen/ dining/ breakout area, five double bedrooms each with en-suite and laundry room.

## 10 x en-suite double bedrooms

The flats are heated by way of an electrically operated heating system (panel heaters to bedrooms) and all lighting is energy efficient LED with motion sensors to the common parts.

## TENURE

Freehold

## OPPORTUNITY

The property was originally granted planning permission in 2015 for conversion and extension to provide 10 x student bed accommodation (suis generis).

Planning Ref: 15/0719/COU

We are advised by our client that the property is currently operated as serviced accommodation predominantly servicing the contractor markets. The property is managed by a local letting agent and the advertised room rate is £95p/room p/night.

The property underwent a comprehensive refurbishment in 2015 and provides a high-quality turn-key opportunity to provide similar serviced and/or multi-occupation accommodation subject to obtaining any necessary approvals/ consents.

## COUNCIL TAX

Flat 1: Band A

Flat 2: Band A

Interested parties are advised to direct further enquiries with respect to Business Rates/ Council Tax to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the sale price.

## VIEWING

Strictly by appointment only through agents.

## EPC

C - 70



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**Darlington,**  
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**DL1 1GB**  
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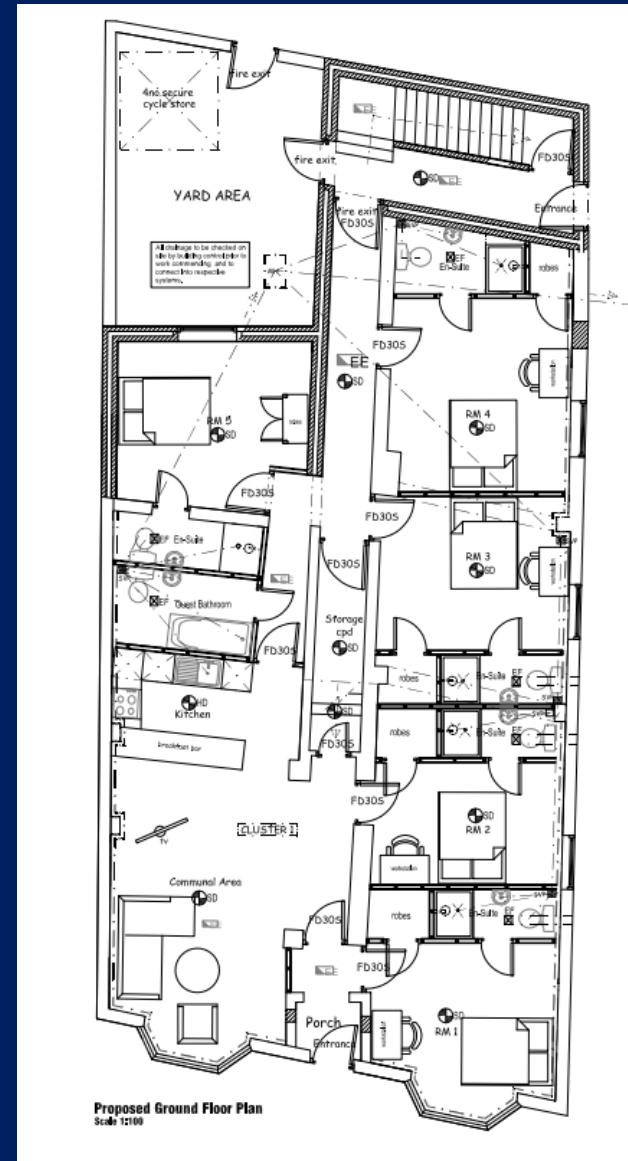
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## INDICATIVE FLOOR PLAN



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