

Commercial & Corporate Services

Environment, Property & Commercial Services
Middlesbrough Council, PO Box 502, Civic Centre, Middlesbrough. TS1 9FW

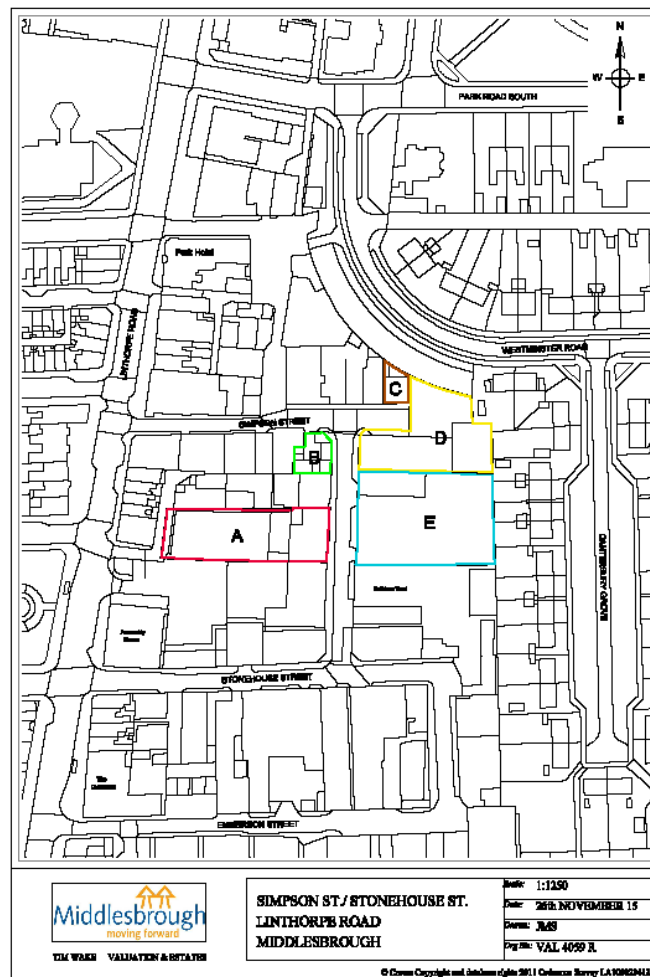
Tel : 01642 729099

Ref: CCS006/2016

COMMERCIAL DEVELOPMENT OPPORTUNITY

**PREMISES AT SIMPSON STREET, LINTHORPE,
MIDDLESBROUGH. TS5 6HP**

FREEHOLD PROPERTIES FOR SALE BY INFORMAL OFFER



CLOSING DATE FOR OFFERS – 12 NOON ON FRIDAY 26th FEBRUARY 2016

Contact : ian_roberts@middlesbrough.gov.uk

Tel : 01642 729099

LOCATION : The location of the premises is shown on plan VAL 4059 R.

The premises are situated on the east side of Linthorpe Road, approximately two miles to the south of Middlesbrough town centre in a very popular area where there are a range of light industrial, commercial, retail and residential uses.

PROPERTY DESCRIPTION : The premises comprise a mixture of cleared sites and light industrial buildings which are in generally poor repair. Further details of each property are given below, but interested parties should rely on their own enquiries and inspections of the premises.

A) Property marked A & shown by red verge on plan VAL 4059 R : Former Bee Line Depot site

Enclosed area of hard standing. Site comprises approx. 0.275 acres.

Available freehold with vacant possession.

Mr Rider (the owner of the adjacent property) claims to have a right of access over part of this site to the rear door of his property.

Guide price : Offers are invited in excess of £100,000.



B) Property marked B & shown by green verge on plan VAL 4059 R : 13 Simpson Street

Single-storey office building, garages and enclosed external yard area.

Available freehold with vacant possession.

Guide price : Offers are invited in excess of £20,000.



C) Property marked C & shown by brown verge on plan VAL 4059 R : Former Regent Windows building

Single-storey building providing workshop, office, and internal storage accommodation. Small enclosed yard to the rear providing external storage space.

Available freehold with vacant possession.

Guide price : Offers are invited in excess of £30,000.



D) Property marked D & shown by yellow verge on plan VAL 4059 R : Former Bottle Exchange Premises

Light industrial workshop/warehouse property with a large external yard area.

This property was subject to a Ground Lease dated 24th February 1959. The Council served Notice to terminate this lease on 14th June 2010. The tenant (Mr G Kane) submitted an application to the Court for a new lease. Mr Kane subsequently vacated the property. Court proceedings were adjourned but Mr Kane's application is understood to remain open on the Court system.

Mr Kane is no longer entitled to a renewal of the lease as he has ceased to occupy the premises for the purposes of a business carried out by him.

A third party has claimed to have acquired the leasehold interest but has not produced any evidence to support that claim.

The Council is aware that several parties are currently in occupation of this property. So far as the Council is concerned none of the occupiers or any other parties have any rights to the premises and there are no formal tenancies in place.

However, the Council is not in a position to offer to sell this property with vacant possession and offers are invited for the freehold interest subject to the current unauthorised occupation.

Guide price : Offers are invited in excess of £120,000.



E) Property marked E & shown by blue verge on plan VAL 4059 R : Former Dairy site

Enclosed area of hard standing. Site comprises approx. 0.4 acres.

Available freehold with vacant possession.

Guide price : Offers are invited in excess of £100,000.



SERVICES : Please rely on your own enquiries and on your own inspection of the premises.

TENURE : The properties are owned by Middlesbrough Council.

With the exception of Property D, they are to be sold freehold with vacant possession.

Property D is to be sold freehold, subject to the current unauthorised occupation.

GUIDE PRICE ; Offers are invited in excess of £370,000 for all five properties. Guide prices for each property on an individual basis are given in the descriptions above.

RATEABLE VALUES : The rateable values of the premises on the 2010 rating list are :

Property A – No RV listed

Property B – 13 Simpson Street – RV : £2,050

Property C – Former Regent Window Cleaning – RV : £1,875

Property D – Former Middlesbrough Bottle Exchange - RV : £8,800

Property E – No RV listed

Interested parties should contact Middlesbrough Council Business Rates section to establish the rates payable.

PLANNING : In principle, subject to the buyer(s) obtaining planning permission, the premises would be potentially suitable for retail use and for Use Classes B1 and B8.

Those properties marked C, D and E on plan VAL 4059 R could also be potentially suitable for residential development.

Interested parties should contact Middlesbrough Council Development Control section on 01642 729377 to discuss any planning issues.

ACCESS : In principle, access from Westminster Road could be constructed, subject to the buyer agreeing terms with the Council and obtaining all necessary consents.

If the Council agrees to sell all, or several, of the properties to one buyer, if the buyer can demonstrate a legitimate requirement for the acquisition of the unadopted road which links Simpson Street to Stonehouse Street, the Council would be willing to negotiate terms for the sale of its freehold interest in the road, such terms would include the buyer agreeing to retain access for any remaining businesses on the road and to provide a turning head, if necessary.

FEES : Upon exchange of the unconditional contract(s) to buy the property/properties concerned, the purchaser(s) will be required to pay the Council's legal fees (equivalent to 1.25% of the purchase price) and surveyor's fees (equivalent to 2% of the purchase price). Such fees are non-refundable.

VIEWING : By prior arrangement only.

To make an appointment please contact Ian Roberts on 01642 729099 or by e-mail at ian_roberts@middlesbrough.gov.uk

ENERGY PERFORMANCE

CERTIFICATES (EPC) : If required, EPCs will be made available upon request.

OFFER/SALE PROCEDURE :

The properties are to be sold as seen and offers are invited on an unconditional basis. Any offers submitted will be treated as being unconditional.

The Council is willing to consider offers for a single property, for one or more of the properties, or for all five properties. The intention is that the Council will proceed with whichever offer, or combination of offers, presents the Council with the greatest opportunity of securing the best financial outcome.

The premises are to be sold by informal, unconditional offer of a one-off capital payment (i.e. the purchase price) for the Council's freehold interest.

The buyer will not be required to pay V.A.T. on the purchase price.

Within 4 weeks of being notified that he/she is the successful bidder, the purchaser(s) will be required to exchange unconditional contracts to buy the property/properties concerned and pay the Council the following non-refundable sums :-

- (i) the deposit (10% of the purchase price).
- (ii) the Council's legal fees (1.25% of the purchase price).
- (iii) the Council's surveyor's fees (2% of the purchase price).

The purchaser will be required to pay the balance of the purchase price and complete the purchase within 12 weeks of being notified that he/she is the successful bidder.

The Council will reserve the right to withdraw from the sale if the purchaser does not comply with the time limits set out above.

Offers must be submitted by **12 noon on Friday 26th February 2016** to the following address :

The Members Office
Middlesbrough Council
Russell Street
Town Hall
Middlesbrough
TS1 2QQ

Offers must be submitted on the enclosed informal offer form which must be returned in an envelope, to which must be affixed the orange, self-adhesive address label provided.

Any offer which is not submitted in the prescribed manner by the closing date of **12 noon on Friday 26th February 2016** will not be considered.

Late submissions will not be opened.

It is imperative that there is no indication of the identity of yourself or your organisation on the outside of the envelope. You should be aware that the use of a franking machine or carrier may well cause this information to be revealed inadvertently. In the event of the bidder being identifiable in any way then the submission will not be opened.

NB - THE VENDOR IS NOT BOUND TO ACCEPT OR CONSIDER THE HIGHEST OR ANY OFFER

DISCLAIMER

1. The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. All descriptions, dimensions and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. The condition of any appliances, apparatus, fixtures, fittings, systems or services has not been checked and no warranties or guarantees are given. Interested parties must undertake their own investigation into the working order of such items.
4. No person in the employment of Middlesbrough Council has any authority to make or give any representation or warranty whatsoever in relation to this property.