



FOR SALE

Former Clinic Premises

Lingdale Clinic, High Street, Lingdale TS12 3EX

- Potential Residential Development Opportunity
- Mixed Commercial and Residential Location
- Main Road Frontage
- Good Road Links
- Detached
- Freehold
- Approx. 160 m² (1,722 sq ft) Plus Ancillary Accommodation

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LOCATION

The premises are located fronting Lingdale High Street in a predominantly residential location. Lingdale can be accessed via Stanghow Road to the East and Margrove Road to West which both link directly with the A171 (Guisborough to Whitby Road). Guisborough is approximately 5 miles distant and Whitby 18 miles.

DESCRIPTION

The premises comprise a detached 2-storey traditional brick-built building with a dual pitched tiled roof. To the front there is off-street car parking and ramped access to the ground floor. The first floor has separate dedicated access via an internal staircase.

Internally the ground floor provides a mixture of consultation rooms, offices, kitchen and wc accommodation with floor coverings and double-glazed windows.

The First-floor office / flat comprises kitchen, offices and wc accommodation.

ACCOMMODATION

The property provides the following approximate Gross Internal Area:

Ground Floor Clinic	96 m ² (1,033 sq ft)
First Floor Office / Flat	64 m ² (689 sq ft)
Detached Garage	11 m ² (118 sq ft)
Bin Store	15 m ² (161 sq ft)

TERMS

Offers are invited for the Freehold interest by 12 noon on Friday 21st June 2019. Please contact us directly for further information.

RATING ASSESSMENT

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating E (123)
A full copy is available upon request.

VIEWING

Strictly through the agents Connect Property North East:

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