



Eston And California Social Club High Street

, Eston, TS6 9JD

£250,000

AN OPPORTUNITY HAS ARISEN TO ACQUIRE A PRIME & CENTRALLY LOCATED DEVELOPMENT SITE WHICH IS POSITIONED ON ESTON' HIGH STREET WITHIN THE CENTRAL SHOPPING SQUARE.

THE SITE (THE FORMER ESTON & CALIFORNIA SOCIAL CLUB) WILL PROVIDE A TOTAL OF 10 SPACIOUS APARTMENTS SET OVER THREE STOREYS OF ACCOMMODATION, OFFERING THE LOCAL AREA A RARE & DESIRABLE LIVING OPTION WHICH IS POSITIONED IN AN IDEAL LOCATION FOR COMMUTING TO VARIOUS KEY LOCATIONS INCLUDING MIDDLESBROUGH' CENTRE, THE WILTON SITE, & ALSO FURTHER AFIELD DUE TO ITS CLOSE PROXIMITY TO BOTH THE A66, A174 & A19 ROADLINKS.

THE APARTMENTS WILL OFFER SOME OF THE LARGEST LEVELS OF FLOOR-SPACE AVAILABLE LOCALLY WITH SIZES REACHING 70.2 M2 FOR THE LARGEST TWO BED DESIGN, & 50.4 M2 THE MOST COMMON SIZE FOR THE ONE BEDS.

THIS WILL ALLOW ANY INCOMING INDIVIDUAL PURCHASER OR TENANT FOR THE APARTMENTS A MARKET TOPPING LEVEL OF INTERNAL LIVING SPACE WHICH WILL ONLY LIFT THEIR ATTRACTIVENESS WHEN THEY ARE MARKETING, AND VALUE.

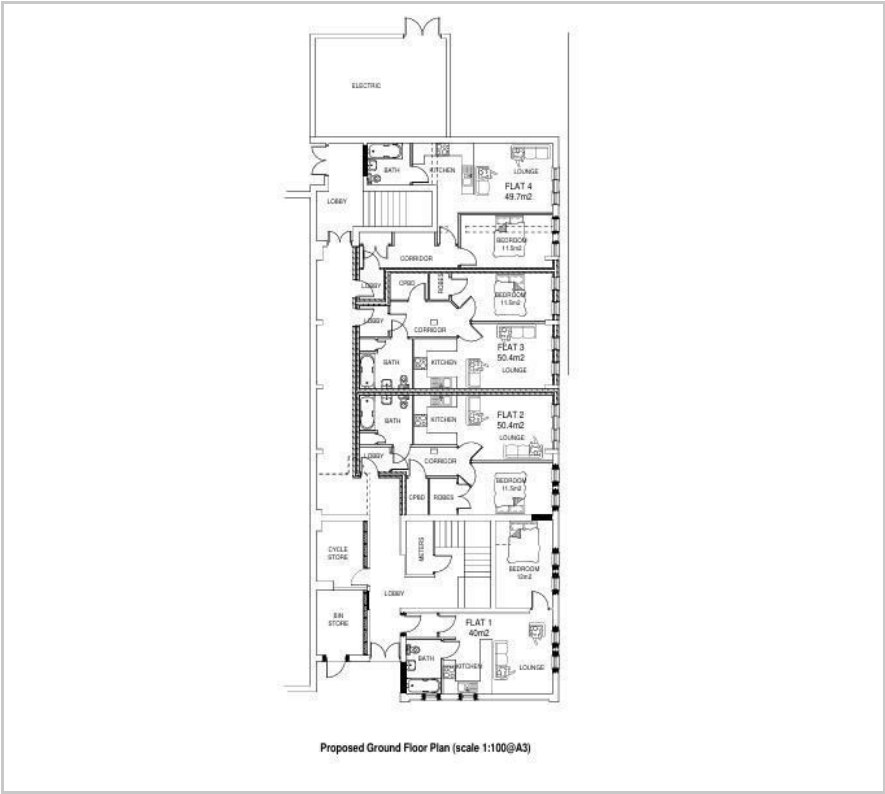
- PLANNING PASSED FOR A TOTAL OF 10 SPACIOUS APARTMENTS - WITH DEVELOPMENT WORKS ABLE TO PROCEED IMMEDIATELY
- A TOTAL OF 7 ONE BED APARTMENTS, AND 3 TWO BED APARTMENTS SPREAD OVER THE THREE STOREYS
- THE APARTMENTS WILL ALSO BE SUITABLE FOR POTENTIAL CONTRACTOR ACCOMMODATION / SHORT STAY DUE TO THE IDEAL COMMUTER POSITION AND PROXIMITY TO VARIOUS INDUSTRIAL LOCATIONS.
- PLANNING REFERENCE : R/2025/0806/FFM - REDCAR & CLEVELAND PLANNING PORTAL
- BASED ON APARTMENTS WITHIN A SIMILAR LOCATION, HOWEVER INFERIOR REGARDING BOTH SIZE AND SPECIFICATION, HAVE RANGED FROM £475PCM - £550 PCM FOR ONE BEDS, AND £525-650PCM FOR TWO BED APARTMENTS WITH A READY DEMAND OF TENANT SUPPLY.
- DUE TO THE SIZE OF THE APARTMENTS, DEPENDING ON THE SPEC CARRIED OUT BY A DEVELOPER, WE'D EXPECT THE RENTAL FIGURES TO

Viewing

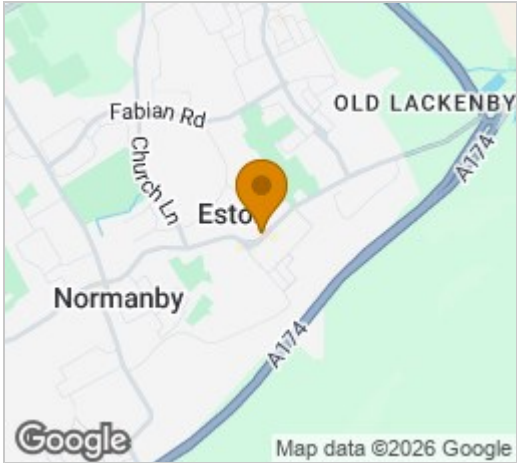
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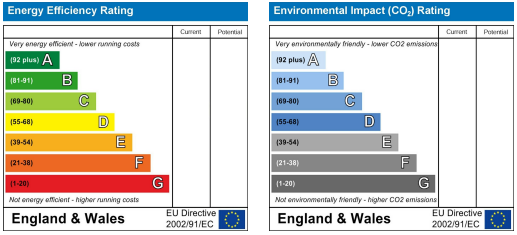
Floor Plan



Area Map



Energy Efficiency Graph



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