

# For Sale

## PROPERTY SUMMARY

- Former police station
- Site extends to 0.41 acres
- Within a mixed residential and commercial area
- Alternative uses / potential development opportunity

## Potential Development Site

Former Cleveland Police Station, Millbank Road, Thornaby, TS17 0AS



**Dodds Brown**  
Chartered Surveyors and Property Consultants

Location

The property is situated on the south side of Millbank Lane approximately a quarter of a mile from Thornaby Town Centre within a mixed area with a variety of commercial occupiers including industrial and retail uses. There are also a number of residential developments nearby.

The property has frontage onto both Millbank Lane and Martinet Road.

Thornaby lies approximately 2 miles to the south of Stockton on Tees and is conveniently located to the A66 and A19, being the main arterial road networks throughout Teesside.

Description

The site extends to approximately 0.41 acres and comprises detached single storey offices, circa 1970, together with stand alone stores. The site is part surfaced and lawned. The premises has been utilised as Thornaby Police Station.

Internally the main building is arranged to provide offices, interview / meeting rooms, staff and storage facilities. Externally there are buildings utilised as garages and stores.

The area has recently undergone significant regeneration with several completed residential developments. Alternatively, the existing buildings would readily convert to alternate uses, subject to necessary planning consents.

There is a right of way across the site.

Accommodation

Floor	m²	ft²
Detached offices	129.48	1,394
External stores	31.15	335
Garage stores	36.96	397
Total	197.59	2,126

Site area approx. 0.41 acres

Rates

The valuation office website shows a rateable value of £15,000 per annum.

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2019-2020 period. Enquiries regarding the actual amount payable should be directed to Stockton Borough Council on 01642 397108 .

Terms

The site is available for sale. Freehold offers invited based on £235,000.

Energy Performance Certificate

The property has an energy assessment rating of E(125) A copy of this is available upon request.



VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Further Information

Strictly through the Sole Agents Dodds Brown.

**Dodds Brown**  
**01642 244 130**  
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