

FOR SALE



The Zetland Hotel, Zetland Road, Middlesbrough, TS1 1EH
HISTORIC MIDDLESBROUGH HOSTELRY
9,400 Sq Ft

PortlandDoddsBrown 

THE ZETLAND HOTEL, ZETLAND ROAD, MIDDLESBROUGH, TS1 1EH

Key Features

- This is a rare chance to bring a historic building back to life in the heart of Middlesbrough
- Character building
- Grade II listed
- Sits within a regeneration zone
- Directly opposite Middlesbrough Train Station
- Ground floor fully fitted bar and fitted commercial kitchen, restaurant, ready for immediate occupation

Location

Situated on Zetland Road in the heart of Middlesbrough's historic quarter, the Zetland Hotel enjoys a prime position surrounded by the town's cultural landmarks, vibrant dining scene, and key transport links. With easy access to the town centre, riverside attractions, and the wider Teesside area, this location combines heritage charm with excellent connectivity, making it a standout destination for visitors and locals alike.

Description

The ground floor comprises a fully fitted bar / restaurant with commercial kitchen and customer toilets.

The ground floor layout comprises a bar area to the front of the property and a main dining area to the rear. The dining area (30 plus covers) contains many ornate original features dating back to the original Zetland Hotel including feature wall tiles and mirrors.

A recently installed commercial kitchen is situated between the bar and dining area. The building has rear service access at the rear of Brunswick Street and into a central external yard with service ramp access to bar / cellar at basement level.

The ground floor and basement were trading until recently as Christie's Brasserie and would be ready for immediate occupation.

The first floor comprises former function suite and private dining room with second and third floors containing the original hotel rooms.

The upper floors present an opportunity for conversion to a range of uses subject to planning including boutique hotel, private residential luxury apartments, or offices

Nearby occupiers include Bloom, STACK, Station Suites and Double Eleven

Accommodation

	Sq Ft	Sq M
Ground floor	2,200	204.38
First floor	1,900	176.51
Second floor	1,900	176.51
Third floor	1,900	176.51
Basement	1,500	139.35
TOTAL	9,400	873.26

Business Rates

The Valuation Office website shows a rateable value of £11,500

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the exact amount payable should be directed to Middlesbrough Borough Council on 01642 245532

Energy Performance Certificate

The property had an Energy Performance Rating of D(84) however this has now expired.

A new certificate has been commissioned.

VAT

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

Additional Information

Price

Offers in the region of £425,000

Legal Costs

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

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing

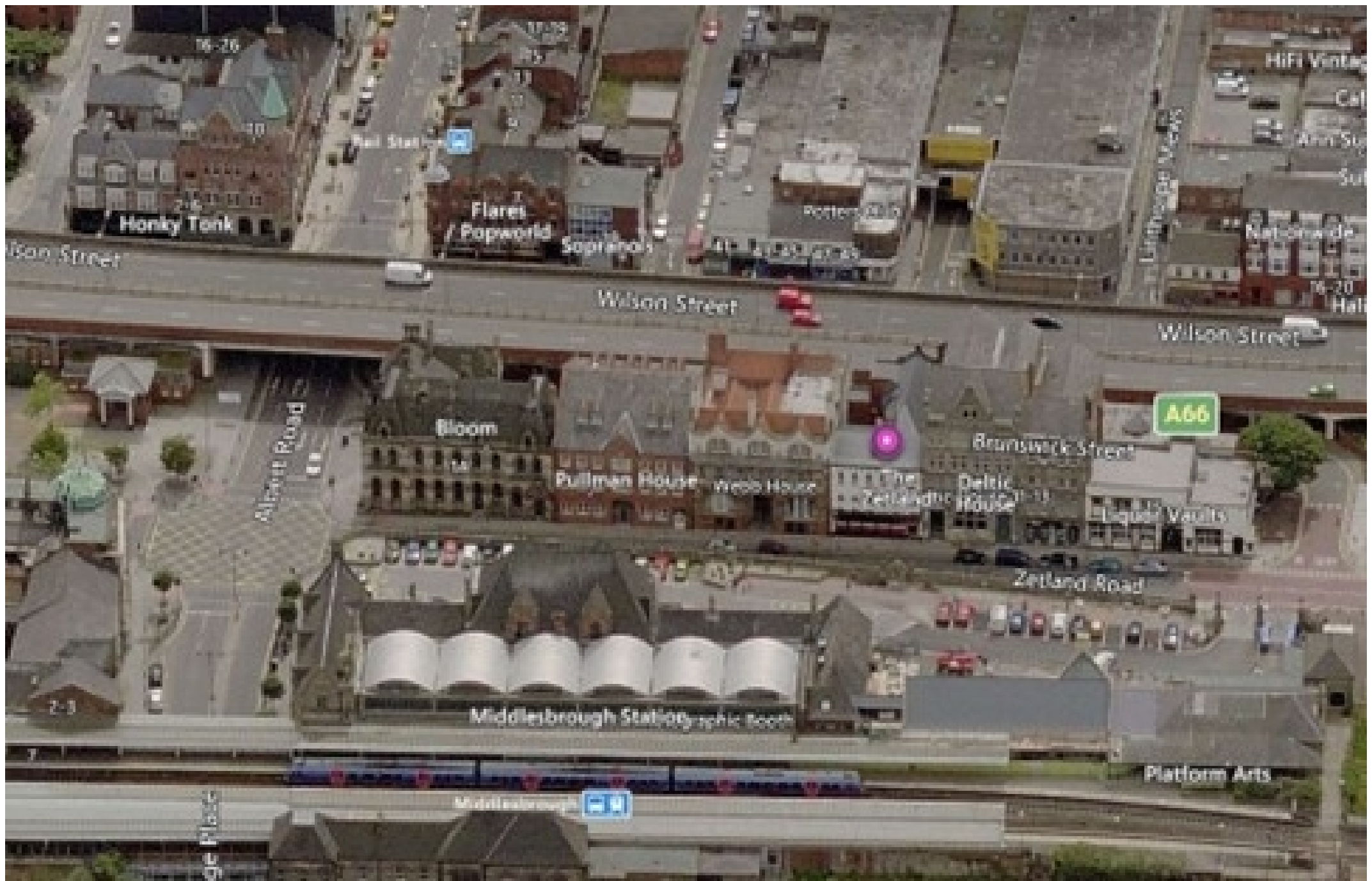
Viewing is strictly by prior appointment please see the below contact details for further information.

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