

33 High Street, Normanby, Middlesbrough, TS6 0NH

PROMINENT CORNER RETAIL UNIT

TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

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LOCATION

The property is situated on the High Street in Normanby, a suburb of Middlesbrough which lies approximately 3½ miles to the south-east of the town centre. High Street provides road communication east and west of the property to the suburbs of Eston and Ormesby.

This is a mixed use area close to the main retail pitch of central Normanby with surrounding commercial occupiers including the Woodman Arms, Fleur Maison, Co-Op Funeralcare, Tesco Express, Boots Pharmacy and The Golden Fry takeaway.

Properties to the south and west of the property are generally in residential use. A large public car park is provided immediately to the rear of the unit.

DESCRIPTION

The property comprises an end terraced building of traditional brick construction, behind a rendered finish, under a dual pitched slate tile covered roof. The property has double glazed uPVC framed frontage and upper floor windows.

The building is arranged to provide a ground floor retail unit with rear stores/offices under first floor offices and staff amenities.

33 High Street, which benefits from wide frontage, was previously occupied by McColl's as a convenience store for a number of years and as such benefits from Class E consent.

ACCOMODATION

Ground Floor:

Sales:	90.02 sq m / 969 sq ft
Office:	4.64 sq m / 50 sq ft
Kitchen:	6.51 sq m / 70 sq ft
Store:	1.66 sq m / 18 sq ft

First Floor:

Offices:	79.32 sq m / 854 sq ft)
Staff:	3.06 sq m / 33 sq ft)
WC	

Total: 185.21 sq m / 1,993 sq ft)

RATING ASSESSMENT

The property has a current Rateable Value of £15,500. On the 1st April 2023 this will increase to £26,000. Interested parties should contact Redcar and Cleveland Council for the precise amount of business rates payable.

VAT

The property is not VAT registered.

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TENURE

The unit is available on a new lease for a term of years to be agreed. The tenant is to be responsible for the payment of business rates and the cost of utility services.

The lease will be drawn on full repairing and insuring terms.

Rental offers are invited based on £18,000 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Viewings can be arranged through contacting Thomas : Stevenson or AWS Surveyors.

THOMAS : STEVENSON

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Contact: Jack Robinson
Tel: 01642 713 303
Email: admin@thomas-stevenson.co.uk

The AWS logo consists of the letters 'AWS' in a bold, white, sans-serif font, centered within a solid red square.

Contact: Christopher Stevenson
Tel: 01132 351 362
Email: property@awsltd.co.uk

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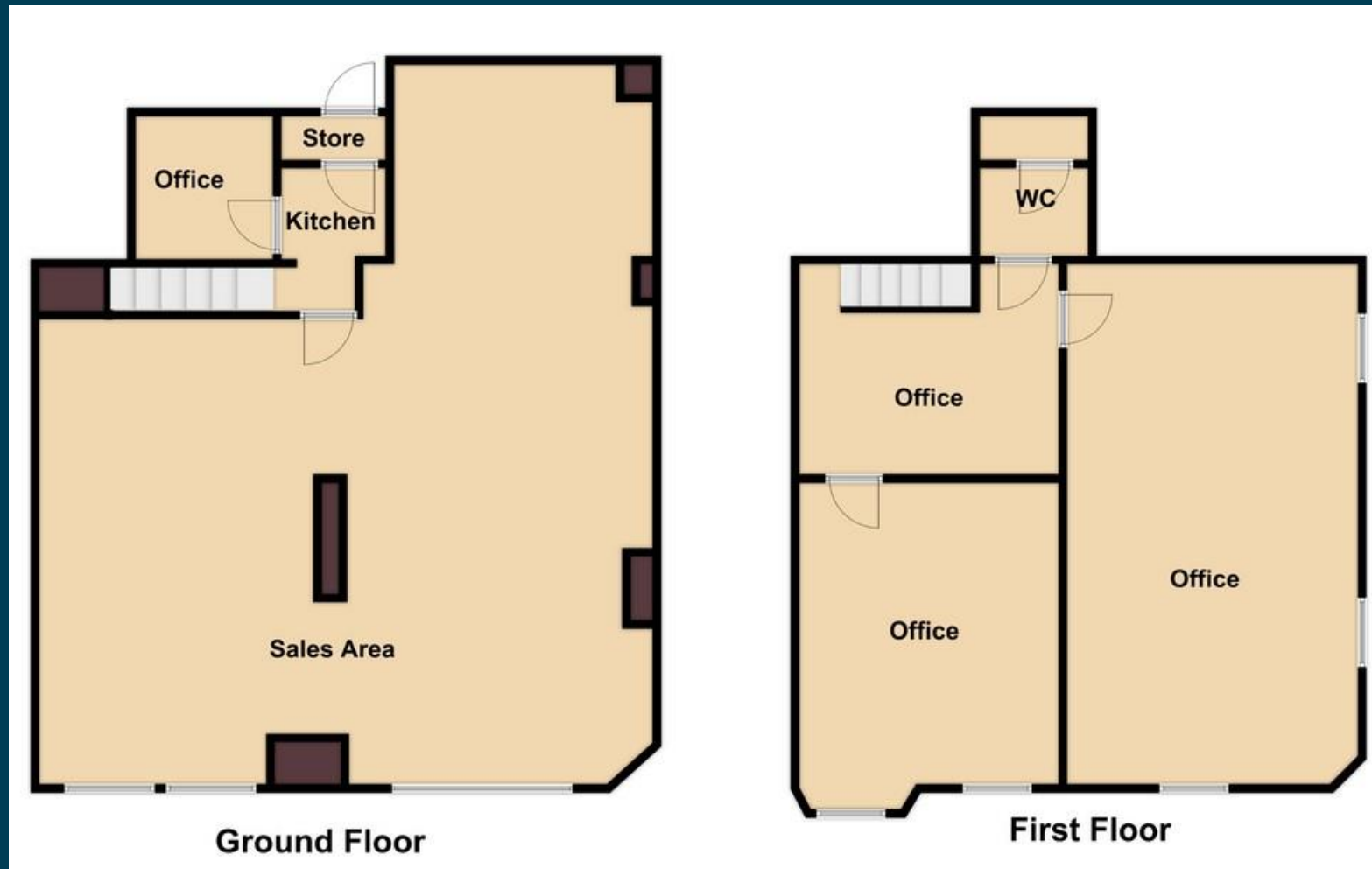
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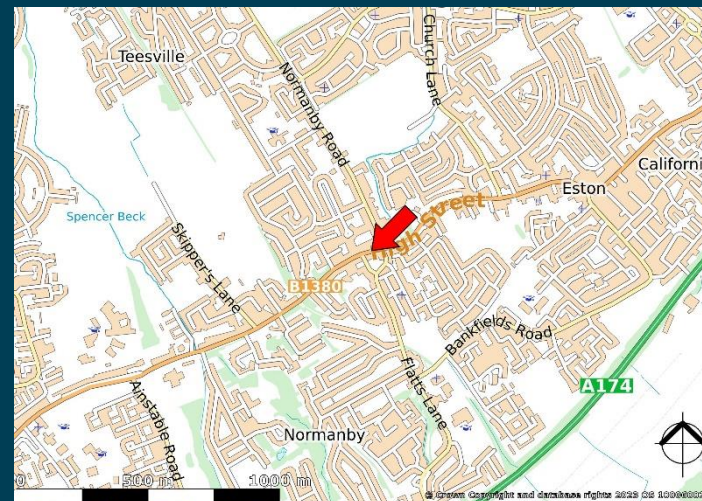
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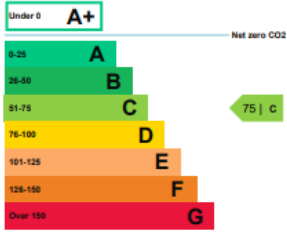
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Energy performance certificate (EPC)		
Martin the Newsagent Ltd 33 High Street Normanby MIDDLESBROUGH TS6 0NH	Energy rating C	Valid until: 8 July 2024 Certificate number: 0260-6928-0364-4390-0080
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	215 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
This property's current energy rating is C.		
		
Properties are given a rating from A+ (most efficient) to G (least efficient).		
How this property compares to others		Properties similar to this one could have ratings:
If newly built		31 B
If typical of the existing stock		90 D

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- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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