

**53 NEWPORT ROAD, MIDDLESBROUGH, TS1 1LB  
FOR SALE - TOWN CENTRE RETAIL UNIT**

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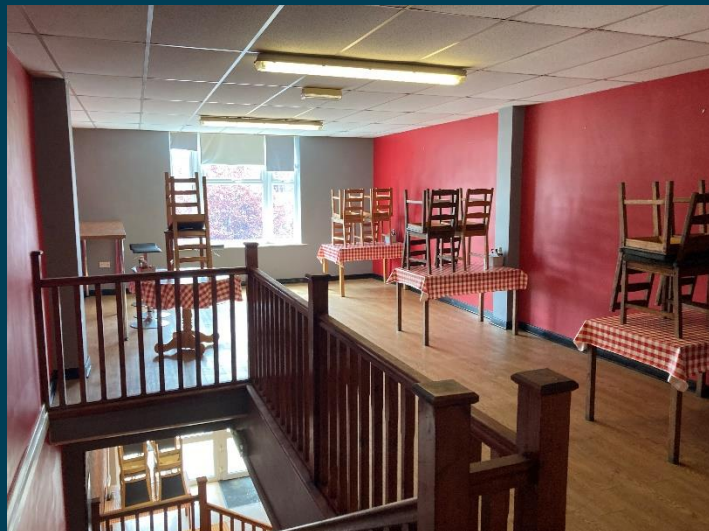
**THOMAS : STEVENSON**

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

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### LOCATION

The subject property fronts Newport Road in Middlesbrough, a large town, that holds a central position in the Teesside Conurbation approximately 30 miles south of Newcastle, 43 miles north of York and 13 miles east of Darlington.

The town provides a wide range of services and facilities to its resident population and to smaller surrounding towns and villages and benefits from good transport links, having a station on the TransPennine Express railway line with direct services to Liverpool, York and Manchester. The town centre is positioned adjacent to the A66 and is 1 mile east of the A19.

Surrounding properties are in predominantly retail use with the exception of Middlesbrough bus station opposite the property. Nearby occupiers include Super Games World, Grubbs Diner, Chintz and Nail Icon. Further to the west at the pedestrianised centre of Middlesbrough is a number of national chains including Sports Direct, Footasylum and Barclays Bank.

### DESCRIPTION

The property comprises a mid terraced two storey building comprising ground floor retail unit and upper floor stores. The building was most recently occupied as a café/restaurant and is currently arranged to provide ground floor restaurant with customer toilets and kitchen under further restaurant seating and stores to the first floor.

### ACCOMMODATION

#### Ground Floor

Sales area: 65.01 sq m ( 699 sq ft)

WC

#### First Floor

Sales Area: 40.40 sq m ( 435 sq ft)

Store: 24.22 sq m ( 261 sq ft)

Total: 129.63 sq m (1,395 sq ft)

### TENURE

The freehold property is available at an asking price of £120,000.

### BUSINESS RATES

The premises have a Rateable Value of £9,400. The property benefits from Small Business Rates relief. Interested parties should speak to Middlesbrough Borough Council for the exact rates payable.

### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

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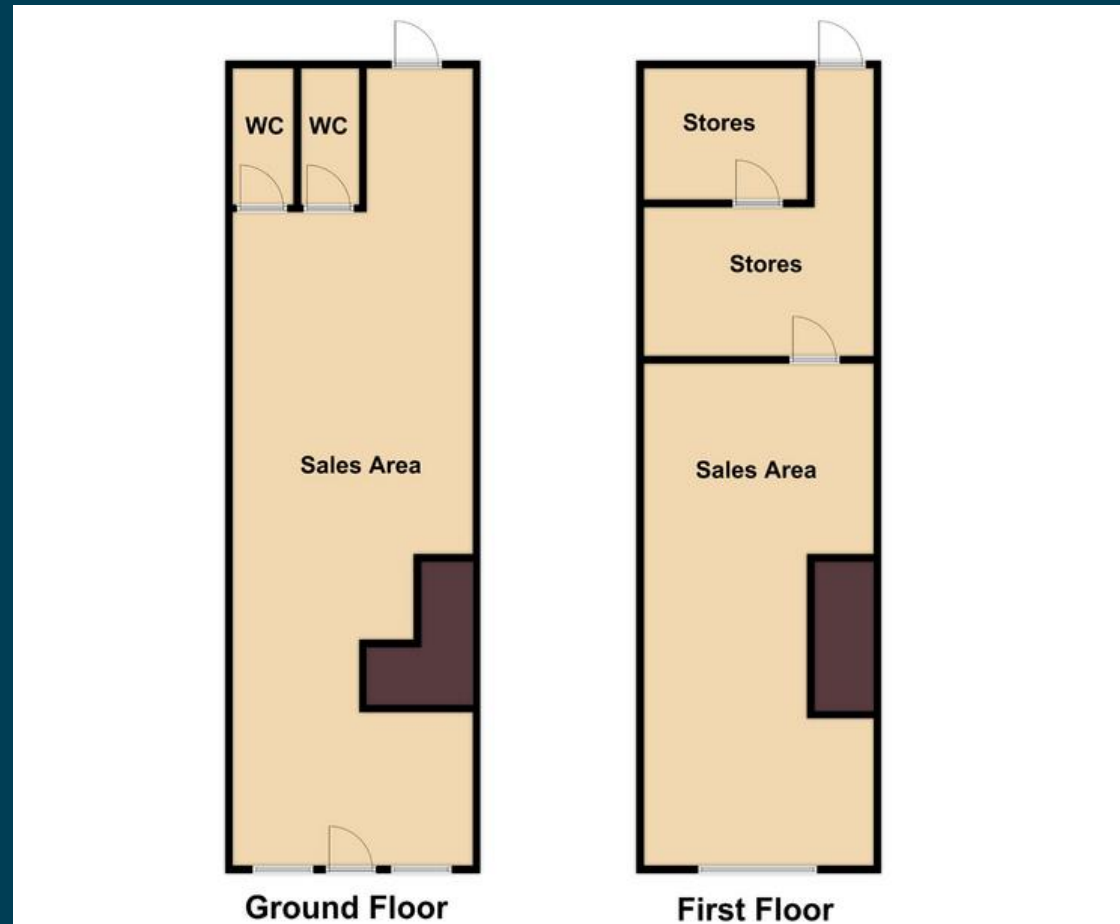
## VIEWING

Strictly by appointment through this office.  
Tel 01642 713303

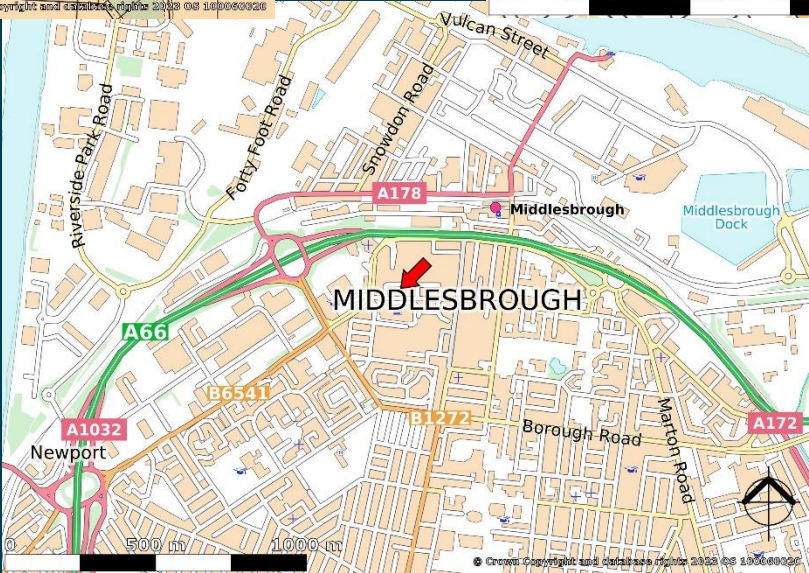
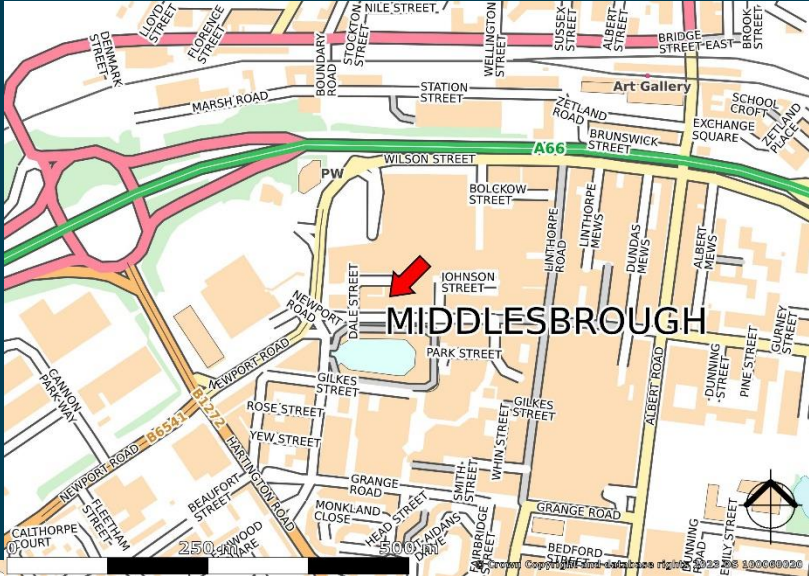
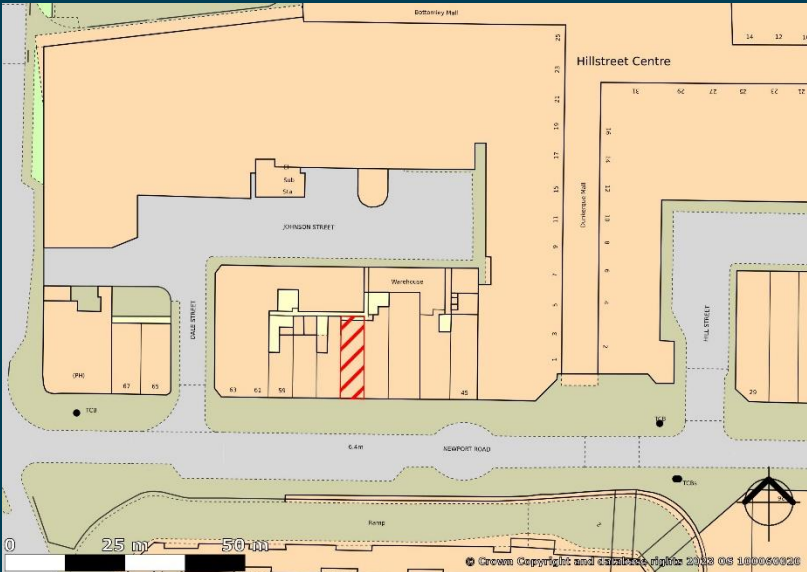
Jack Robinson / Paul Stevenson  
Email [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

Subject to contract

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