

61 DUNDAS STREET, MIDDLESBROUGH, TS1 1HR

TO LET / MAY SELL – TOWN CENTRE RETAIL UNIT

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LOCATION

The property is located on Dundas Street, a pedestrianised street in central Middlesbrough just off Corporation Road in an excellent position close to both the Cleveland Centre, the towns principal covered retail destination, and the Dundas Arcade.

Nearby occupiers include Footaylum, Heron Foods, Tesco Express, Charles Clinkard and Sports Direct.

Car parking is available in various town centre locations including the Cleveland Centre roof top.

DESCRIPTION

The property comprises a 3 storey mid-terraced building providing sales accommodation to the ground floor, further sales or storage space, a staff kitchen and toilets provided to first floor level, with storage and office space to the second floor.

RATING ASSESSMENT

The property has a rateable value of £9,800.

Interested parties should contact Middlesbrough Borough Council to enquire as to the precise rates payable.

ACCOMODATION

The accommodation provided is as follows –

Ground Floor		
Sales	56.26 sq m	(605 sq ft)
First Floor		
Sales/Storage/Kitchen	54.69 sq m	(589 sq ft)
WC		
Second Floor		
Storage	46.69 sq m	(503 sq ft)
Office	15.33 sq m	(165 sq ft)

TENURE

The premises are available on a new lease for a term of years to be agreed at a rental of £16,500 pa.

Incentives may be granted by the landlord based on the terms agreed and the covenant strength of the interested party.

Alternatively, our clients may consider a sale of the freehold interest. Please contact us for further details.

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VAT

All figures quoted are exclusive of VAT.

VIEWING

Viewings can be arranged through our office.

Please contact Jack Robinson / Richard Stevenson on 01642
713303 or via email - admin@thomas-stevenson.co.uk

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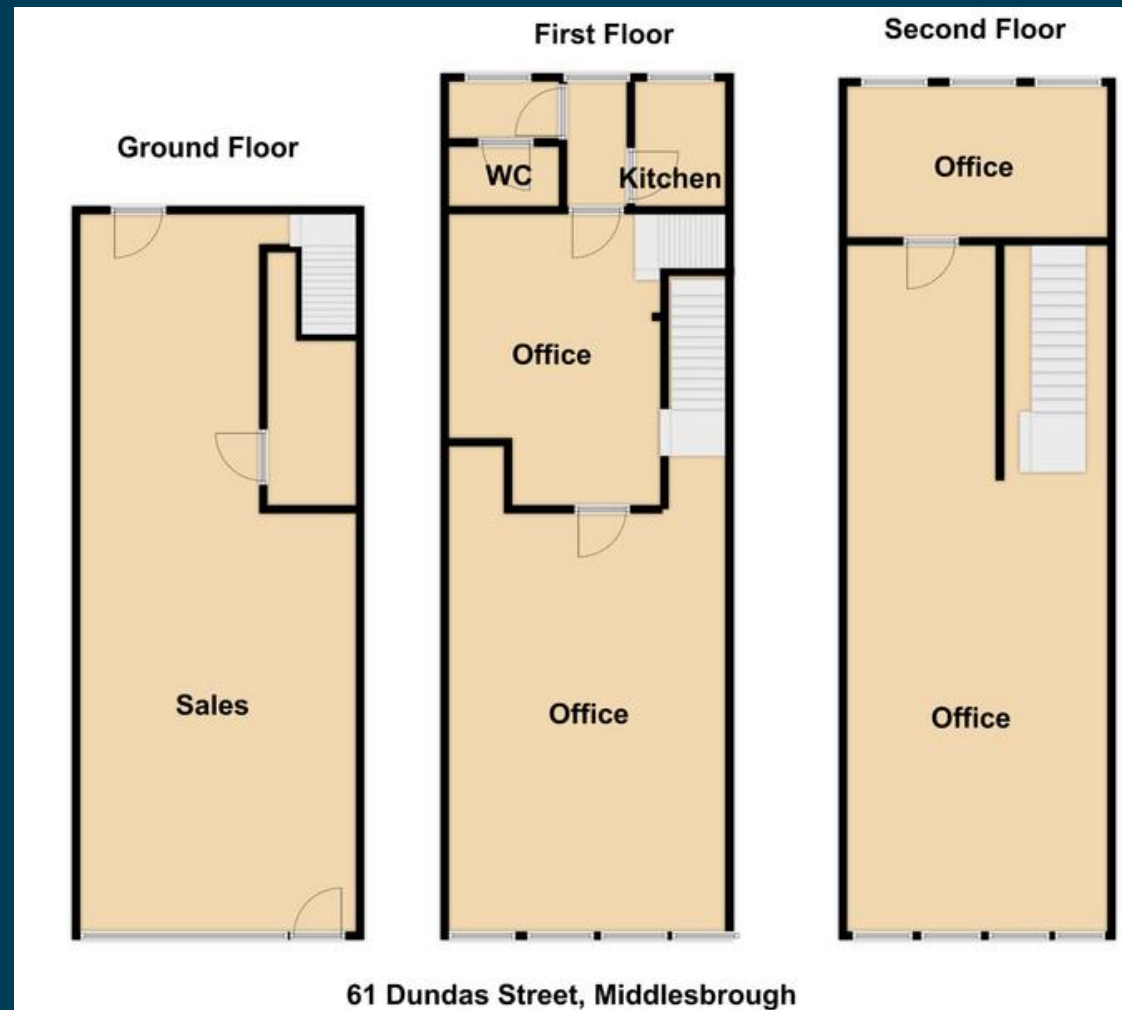
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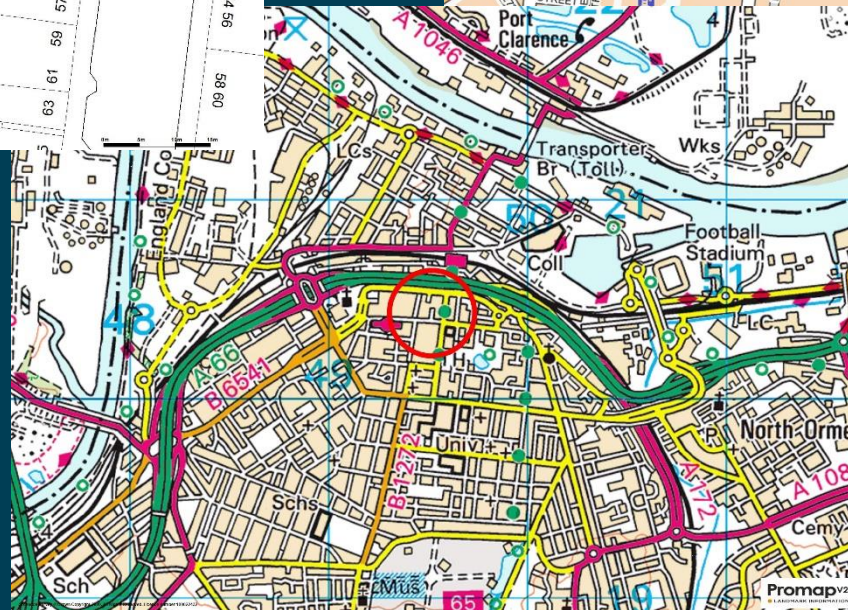
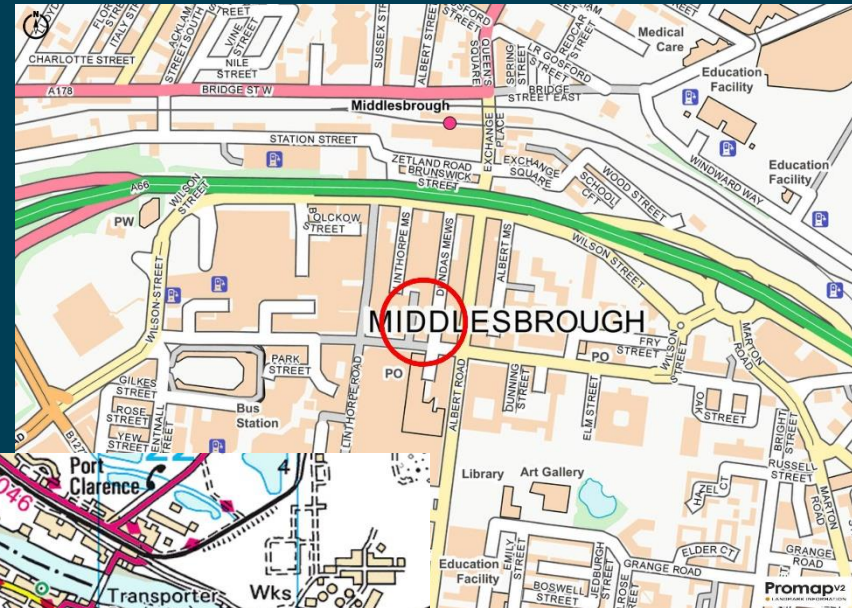
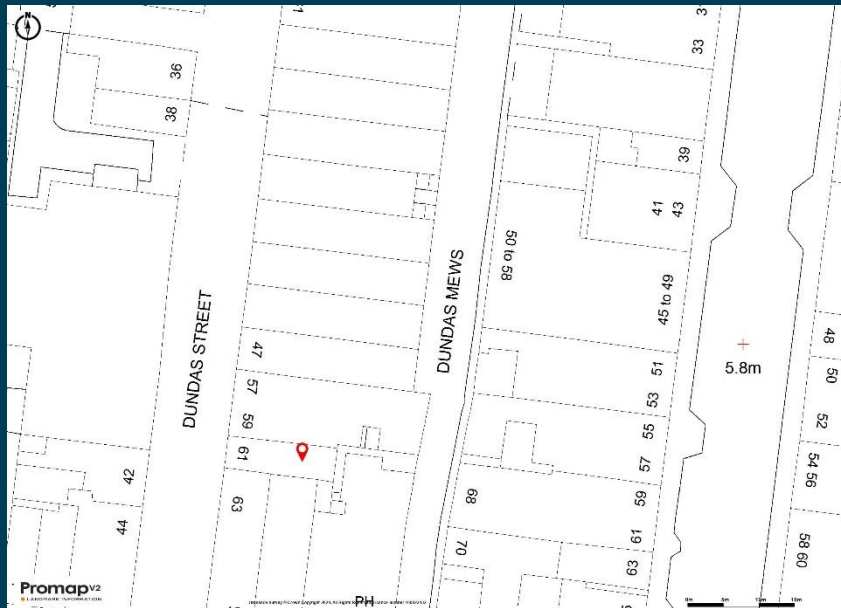
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Energy performance certificate (EPC)

61 DUNDAS STREET MIDDLESBROUGH TS1 1HR	Energy rating C	Valid until: 5 October 2030	Certificate number: 8465-8588-5905-5572-3624
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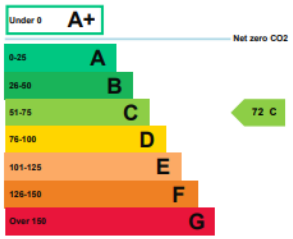
Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 154 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	25 A
If typical of the existing stock	72 C

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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