

61 NEWPORT ROAD, MIDDLESBROUGH, TS1 1LB

TO LET – PROMINENT RETAIL PREMISES



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 property is situated on the north side of Newport Road, immediately opposite Middlesbrough Bus Station and its Taxi Rank and immediately to the west of the entrance to the Hill Street Shopping Centre.

The location provides a pedestrian route through to the Sainsburys supermarket. Neighbouring uses include a variety of café's and coffee shops together with specialist boutiques and destination retailers.

DESCRIPTION

The property comprises two storey mid terraced retail premises arranged to provide a large ground floor sales area with ancillary storage and w.c. facilities together with first floor office/storage/kitchen accommodation.

Internally the sales area has a suspended ceiling and lighting and is available for immediate occupation and use.

ACCOMMODATION

The property briefly comprises as follows:

Net Sales Area :	182 sq m	(1940 sq ft)
Storage:	23 sq m	(252 sq ft)
Wc		

First Floor		
Office/Stores/Kitchen :	65 sq m	(700 sq ft)
WC		

LEASE DETAILS

The property is available to let by way of a new lease in multiples of 3 or 5 years on full repairing and insuring terms. Rental offers are invited based on £12,000 per annum exclusive.

A rent free period or stepped rent may be available subject to lease terms and status.

RATEABLE VALUE

The property is assessed for business rates as follows –

Rateable Value – £12,000
List Description – Shop and premises

Interested parties should contact Middlesbrough Borough Council to establish the precise rates that would be payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

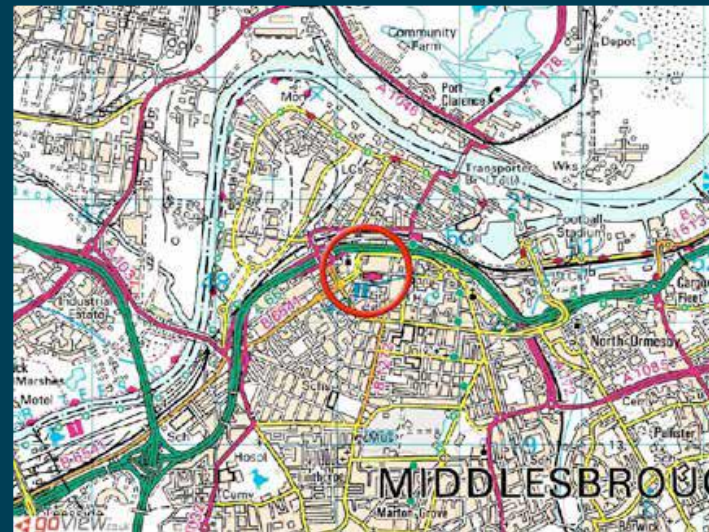
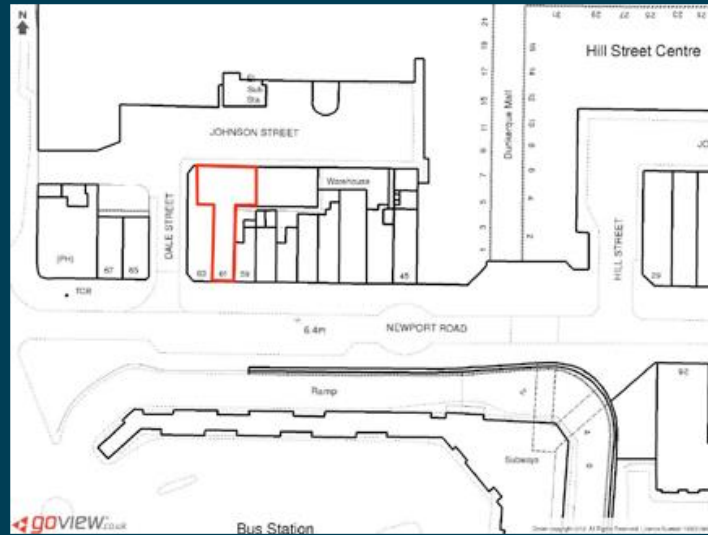
Interested parties should contact our office on 01642 713303 to arrange viewings.

Jack Robinson – jack@thomas-stevenson.co.uk

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