

103 Linthorpe Road, Middlesbrough, TS1 5DD

TO LET – RETAIL UNIT IN CENTRAL MIDDLESBROUGH

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

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LOCATION

The premises are situated on Linthorpe Road between the junctions of Borough Road and Grange Road in central Middlesbrough adjacent to the pedestrianised part of the town centre and within 0.25 miles of Teesside University.

The area is home to a number of national and regional occupiers including McDonalds, Savers, Lloyds Bank and German Doner Kebab. Bedford Street and Baker Street with their numerous restaurants, micro-pubs and bars are close by.

DESCRIPTION

The property is a two storey, mid terraced building of traditional brick construction arranged to provide a ground floor retail unit with rear stores and ancillary rooms across the upper floors.

Most recently occupied by a pharmacy, subject to the necessary planning consents, the property is suitable for a variety of retail and commercial uses.

ACCOMODATION

The property has the following approximate areas:

Ground Floor

Sales	58.57 sq m	(630 sq ft)
Stores	15.59 sq m	(168 sq ft)

First Floor

Stores	30.63 sq m	(330 sq ft)
WC		

Second Floor

Stores	26.39 sq m	(284 sq ft)
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Total

131.18 sq m (1,412 sq ft)

RATING ASSESSMENT

The property has a Rateable Value of £13,500. Interested parties should contact Middlesbrough Council for the exact rates payable.

PROPOSED TERMS

The property is available to let on an FRI lease for a term of years to be agreed at an asking rent of £18,000 per annum.

LEGAL COSTS

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

VAT

The prices/rent quoted are exclusive of VAT if applicable.

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VIEWING

Please contact Jack Robinson on 01642 713 303

Email – jack@thomas-stevenson.co.uk

Subject to Contract

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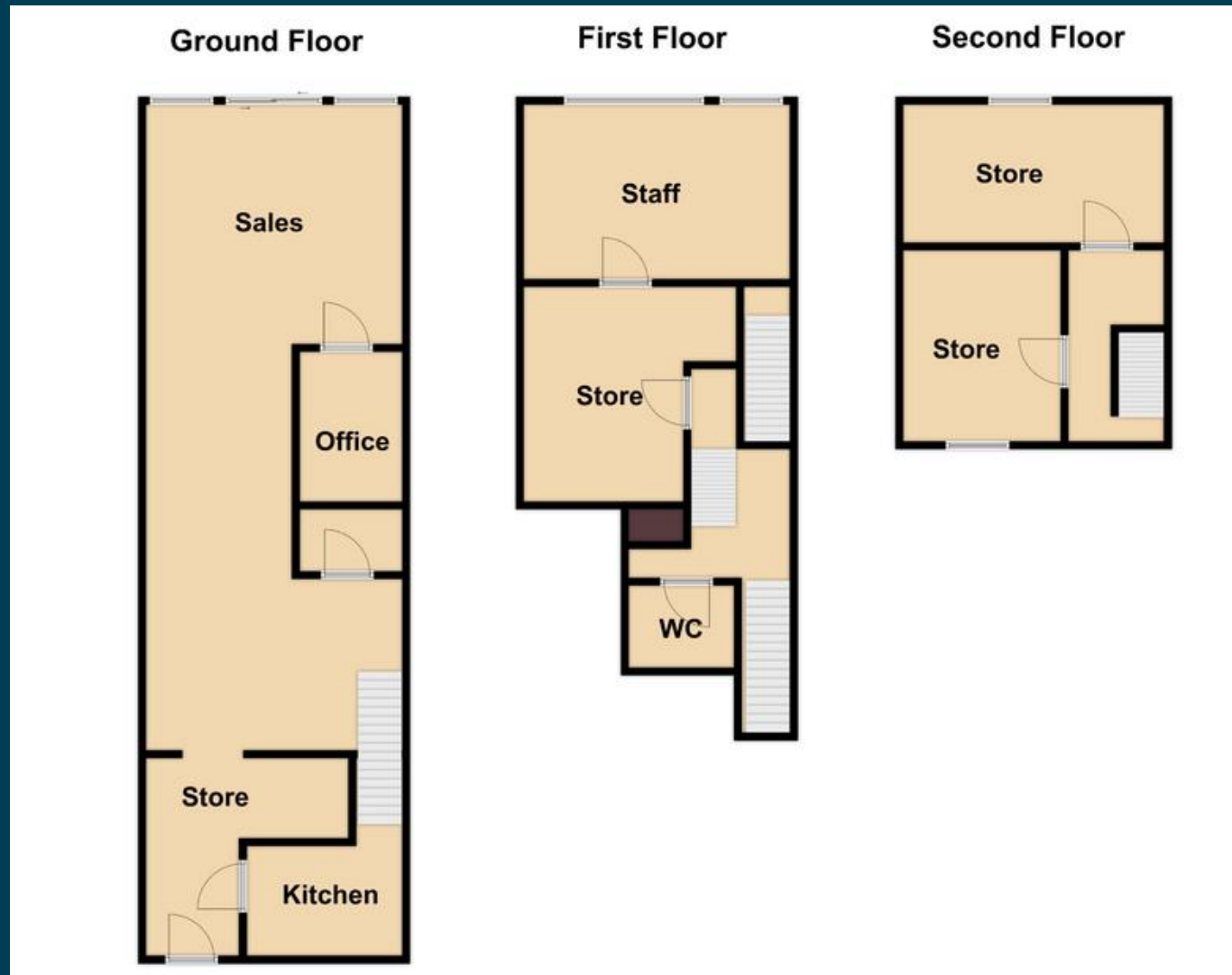
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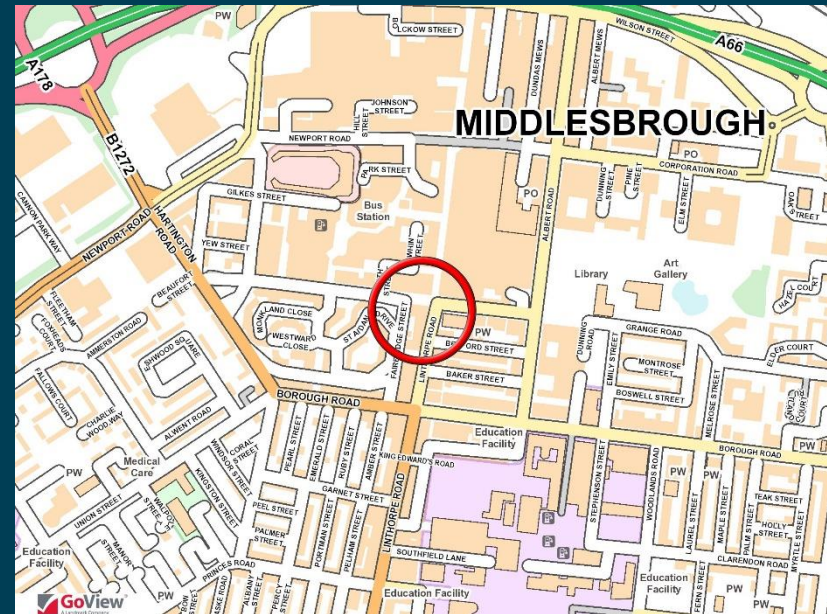
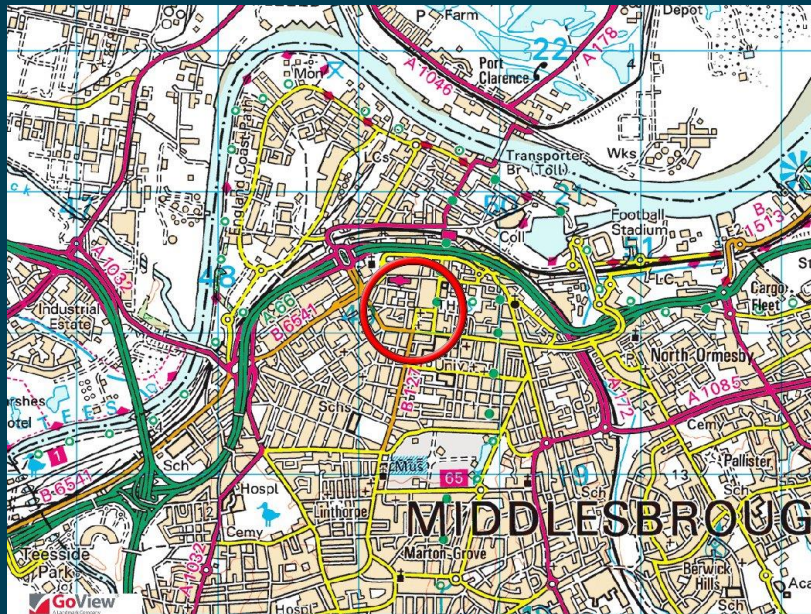
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