

**259 ACKLAM ROAD, MIDDLESBROUGH, TS5 7BW**

**PROMINENT RETAIL UNIT ON A POPULAR SHOPPING PARADE**

**TO LET**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

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**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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## **259 ACKLAM ROAD, MIDDLESBROUGH, TS5 7BW**

### **PROMINENT RETAIL UNIT ON A POPULAR SHOPPING PARADE – TO LET**

#### **LOCATION**

The property is located within the suburb of Acklam south west of Middlesbrough town centre, with close proximity to Linthorpe and approximately 0.8 miles east of the A19. Acklam Road is a busy arterial route providing road communication between Coulby Newham and Middlesbrough town centre.

The property is situated in the centre of the purpose built Acklam Road Shopping Centre. This shopping centre, with parking to the front, comprises 25 different outlets with occupiers including Smiths Butchers, Spar, Tesco and Coral.

#### **DESCRIPTION**

The property comprises a ground floor lock up shop unit with sales area to the front and rear storage and staff facilities.

The premises have been used by Blockbuster Video for many years. The property occupies a position close to the car park and enjoys great visibility.

#### **ACCOMMODATION**

The property provides the following approximate areas:

Gross Frontage	6.1 m	/	20 feet
Net Int Width	5.8 m	/	19 feet 1 inch
Shop Depth	20.93 m	/	68 feet 9 inches
Net Sales Area	111.6 sq m	/	1,179 sq ft

#### **RATING ASSESSMENT**

Interested parties should contact Middlesbrough Borough Council for the exact rates payable. The Rateable Value prior to removal from the rating list in 2018 was £18,750.

#### **TENURE**

The property is available at an asking rent of £20,000 per annum for a term of years to be agreed.

#### **VIEWING**

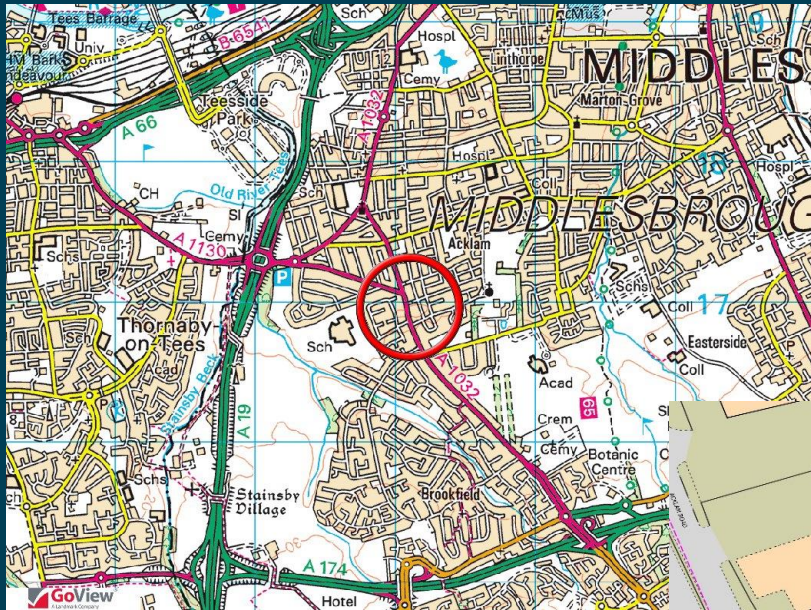
All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Tel: 01642 713303  
Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

Contact: Jack Robinson / Paul Stevenson

**259 ACKLAM ROAD, MIDDLESBROUGH, TS5 7BP**

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**259 ACKLAM ROAD, MIDDLESBROUGH, TS5 7BP**

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## Energy performance certificate (EPC)

259 Acklam Road MIDDLESBROUGH TS5 7BW	Energy rating: <b>C</b>	Valid until: 12 February 2024	Certificate number: 9398-3072-0441-0300-7991
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### Property type

A1/A2 Retail and Financial/Professional services

### Total floor area

113 square metres

### Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C.

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**Property Management**

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**Rent Reviews & Lease Renewals**

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