

**UNIT E, DALBY WAY, PARKWAY CENTRE,
COULBY NEWHAM, MIDDLESBROUGH, TS8 0TJ**

TO LET : RETAIL / OFFICE UNIT (FORMER SOLICITORS & ESTATE AGENTS)

Michael Poole

PR PUNCH ROBSON
SOLICITORS

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THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

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LOCATION

The unit is situated in the Parkway retail centre in Coulby Newham, approximately 3 miles south of Middlesbrough town centre. The scheme provides 210,000 sq ft of retail accommodation and is anchored by a large Tesco superstore. Other key tenants include Boots, Iceland, Specsavers, Greggs, Home Bargains & Card Factory.

Coulby Newham is also home to a council owned leisure centre, public library, NHS doctors & dental surgery, funeral home, churches, care homes, petrol station, retail park and McDonalds / KFC Drive Thru restaurant effectively acting as the major district centre serving South Middlesbrough.

The subject property is situated at the east mall car park entrance just outside the covered centre and consequently is not subject to the opening hour restrictions and service charges that affect units within the covered malls.

DESCRIPTION

The property comprises a ground floor lock up retail unit with display shop front and has most recently been used as a solicitors office and estate agents and is internally partitioned as such providing two distinct but interconnected sales areas together with ancillary offices / storage, kitchen and staff w.c. accommodation.

The property would be suitable for recommencement of professional services uses or alternatively could be refurbished to provide sales accommodation for any retail use within use class E..

ACCOMODATION

Net Frontage:	8.00m	
Net Sales Area:	95 sq m	(1002 sq ft)
Kitchen & WC's		

TENURE

The property is offered to let by way of a new lease on terms to be agreed on effective tenants full repairing and insuring terms at a rental of £16,000 per annum exclusive.

RATEABLE VALUE

The property has a rateable value of £15,000. Interested parties should contact Middlesbrough Borough Council for the annual rates payable.

VAT

All rents/prices quoted are exclusive of VAT.

VIEWING

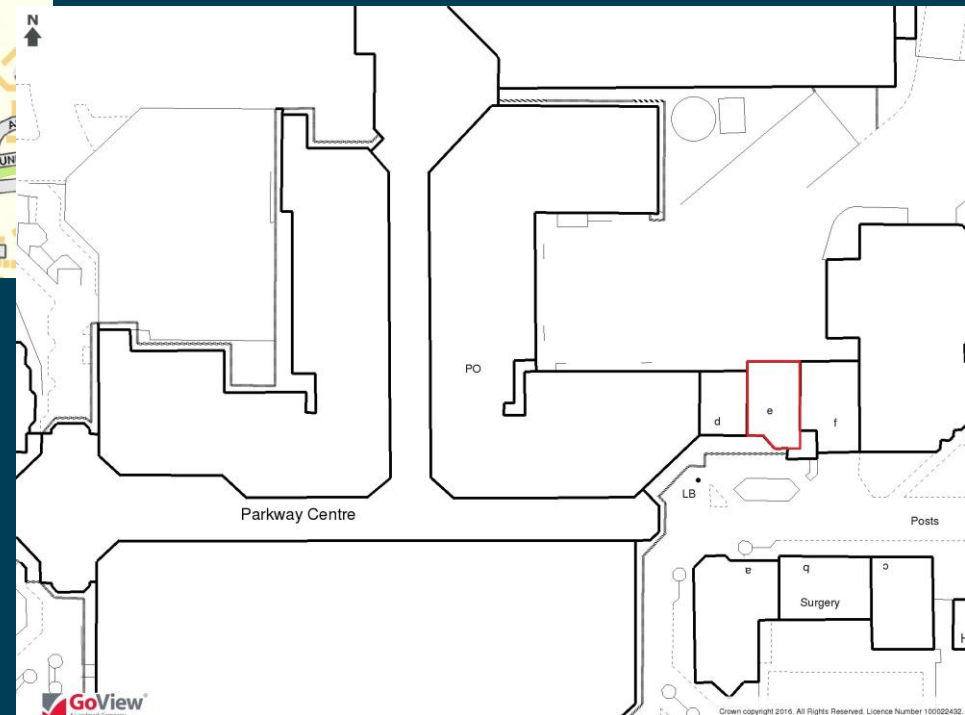
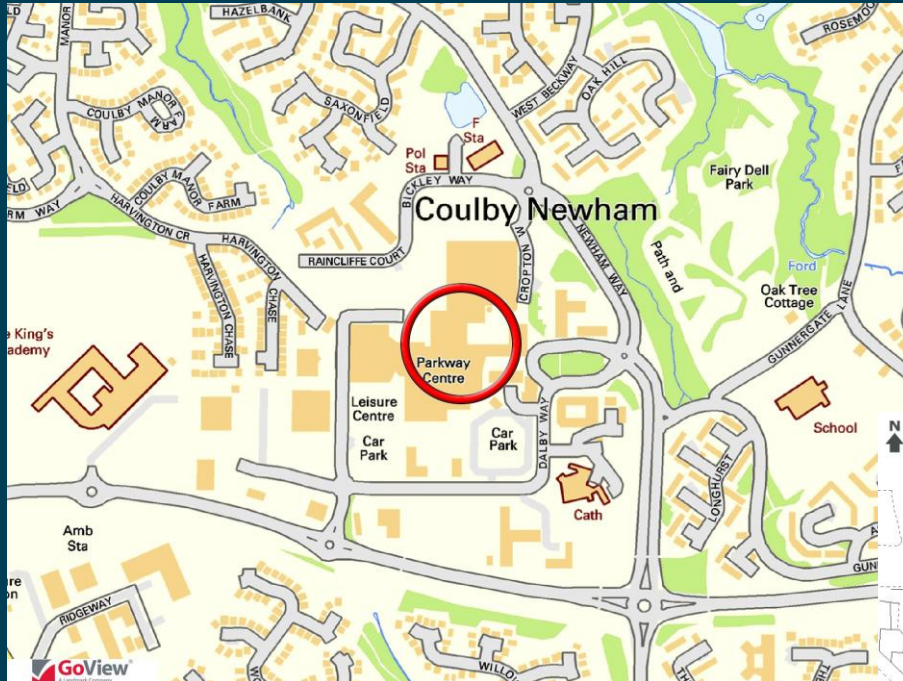
Strictly by appointment through this office.

Contact: Jack Robinson
Email: jack@thomas-stevenson.co.uk
Tel: 01642 713303

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Energy performance certificate (EPC)							
Unit E Parkway Centre Dalby Way MIDDLESBROUGH TS8 0TJ	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until:</td> <td>7 May 2033</td> </tr> <tr> <td>C</td> <td>Certificate number:</td> <td>7923-0490-1055-2791-7340</td> </tr> </table>	Energy rating	Valid until:	7 May 2033	C	Certificate number:	7923-0490-1055-2791-7340
Energy rating	Valid until:	7 May 2033					
C	Certificate number:	7923-0490-1055-2791-7340					
Property type	Retail/Financial and Professional Services						
Total floor area	105 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 energy rating is C.	<p>Properties get a rating from A+ (best) to G (worst) and a score.</p> <p>The better the rating and score, the lower your property's carbon emissions are likely to be.</p>						
<p>Under 0 A+ 9-25 A 26-50 B 51-75 C 76-100 D 101-125 E 126-150 F Over 150 G</p> <p>Net zero CO2 68 C</p>							
How this property compares to others							
Properties similar to this one could have ratings:							
If newly built	6 A						
If typical of the existing stock	22 A						

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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(iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.

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