

61 BOROUGH ROAD, MIDDLESBROUGH, TS1 3AA

RETAIL / OFFICE UNIT – GROUND FLOOR WITH PARKING

TO LET

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

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www.thomas-stevenson.co.uk

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To Let: Retail / Office Unit – Ground Floor Parking

LOCATION

The premises are located in close proximity to the busy junction of Borough Road and Linthorpe Road in central Middlesbrough immediately adjacent to the Teesside University Campus.

This location is very popular with specialist retailers, café bars and office occupiers providing professional services such as solicitors, estate agents, letting agents, accountants and surveyors.

Nearby occupiers include Richer Sounds, Swinton Insurance, Askew Bunting Solicitors and Michael Poole Estate Agents.

DESCRIPTION

The property comprises a ground floor retail / office unit most recently used as an estate agents.

ACCOMODATION

The approximate areas are as follows.

Sales Area	42 sq m	(452 sq ft)
Office	14 sq m	(153 sq ft)
WC		
Total Area	56 sq m	(705 sq ft)

RATING ASSESSMENT

The property has a current Rateable Value of £8,700 reducing to £8,100 in April 2023. The property therefore qualifies for Small Business Rates relief. Interested parties should contact Middlesbrough Council for the exact rates payable.

TENURE

The premises are available on a new lease for a term of years to be agreed at a rental of £11,000 pa. The lease will be drawn on an effectively full repairing and insuring basis on the part of the tenant.

LEGAL COSTS

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

VIEWING

Please contact Paul Stevenson on 01642 713 303

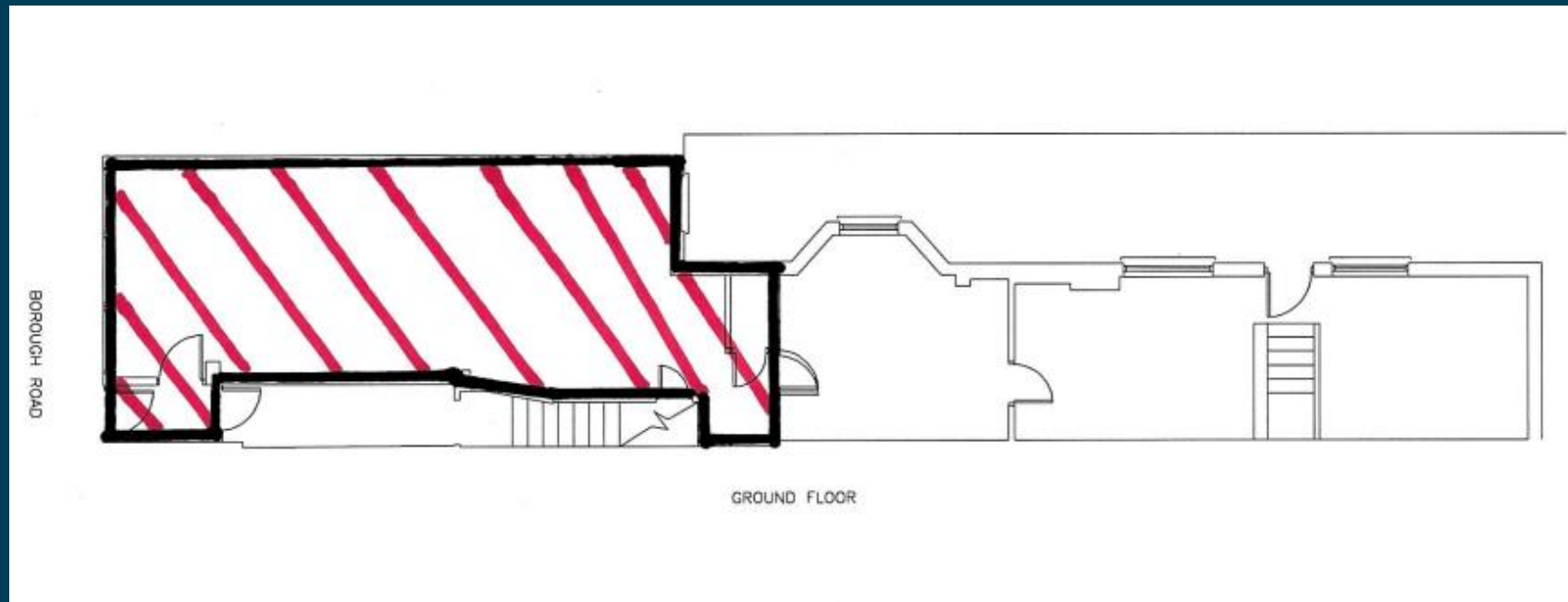
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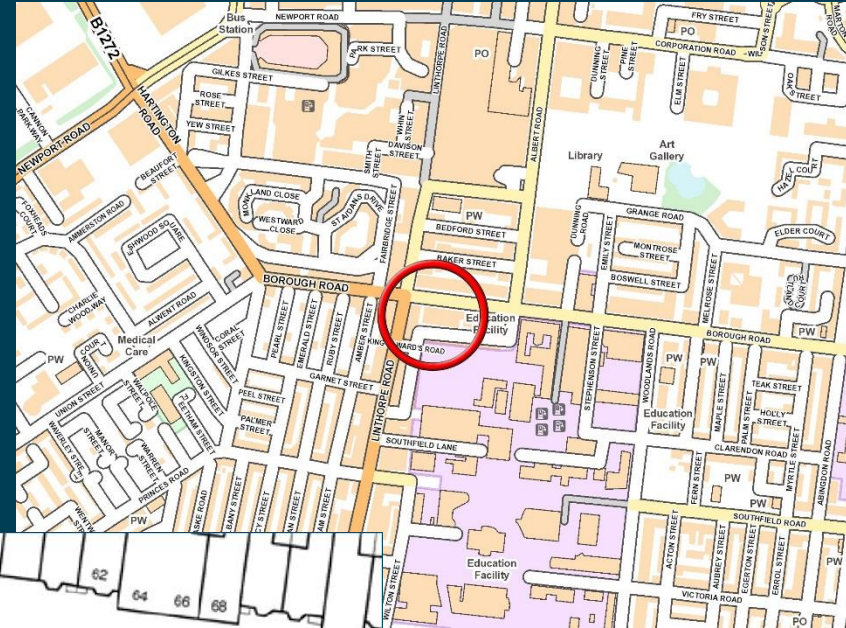
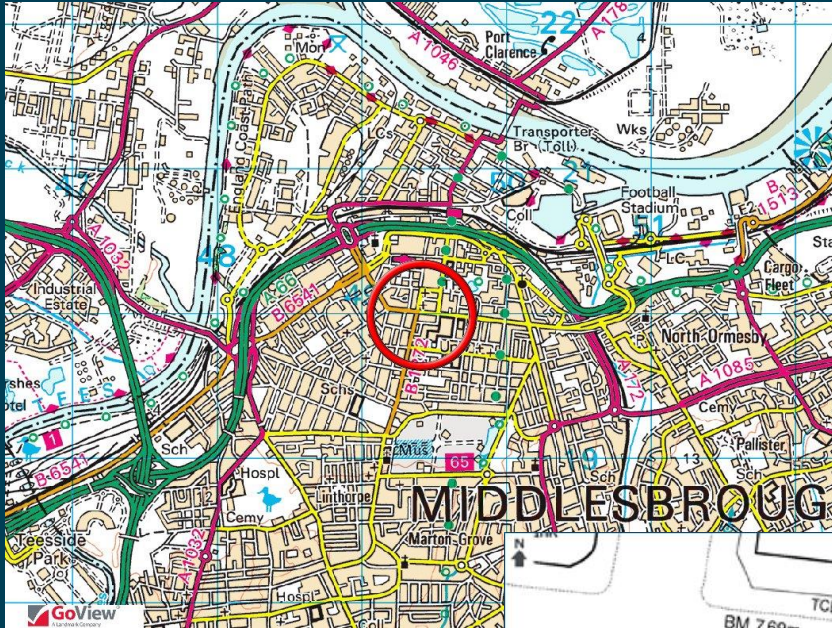
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Energy performance certificate (EPC)

61 Borough Road MIDDLESBROUGH TS1 3AA	Energy rating D	Valid until: 6 April 2027
		Certificate number: 0040-8943-0303-1770-2094

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

233 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)
(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.

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

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- 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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