

# 97 Linthorpe Road, Middlesbrough, TS1 5DD

PROMINENT RETAIL UNIT IN CENTRAL MIDDLESBROUGH

FOR SALE / TO LET – POTENTIAL DEVELOPMENT OPPORTUNITY



**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](mailto:admin@thomas-stevenson.co.uk)

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

# 97 Linthorpe Road, Middlesbrough, TS1 5DD

## FOR SALE / TO LET

### LOCATION

The premises are situated at the junction of Linthorpe Road and Grange Road in the heart of Middlesbrough town centre. This is the junction of the pedestrianised and non-pedestrianised part of town centre and within 0.25 miles of Teesside University Campus.

The premises holds one of most desirable retail positions in the town centre and benefits from prominent frontage and visibility from Grange Road and Linthorpe Road

Other occupiers in the immediate vicinity include McDonalds, Savers, Lloyds Bank and German Doner Kebab. The junctions of Bedford Street and Baker Street are close by with numerous restaurants, micro-pubs and bars.

### DESCRIPTION

The property is a part three / part two storey, end terraced building arranged to provide a ground floor retail unit formerly occupied as an amusement arcade and upper floors formerly occupied as a bar.

The ground floor is arranged to provide a sales area with ancillary staff accommodation, stores and customer toilets. In use for a number of years as an amusement arcade, the ground floor benefits from return frontage and excellent visibility to Grange Road and Linthorpe Road.

The upper floors, which require refurbishment throughout, have their own separate access from the Linthorpe Road frontage as well as access from the rear off Fairbridge Street. They are suitable for residential conversion subject to change of use and the necessary planning consent.

An indicative scheme for 8 student units together with a separate kitchen is set out within this brochure.

The first floor, formerly occupied as a bar for a number of years, is arranged to provide an open plan bar and dance floor, male and female toilets and store/cellar to the rear.

The second floor provides additional storage and office space.

### ACCOMODATION

The approximate areas are as follows (GIA).

**Ground Floors** 145 sq m ( 1,560 sq ft)

#### Upper Floors

Ground Floor 15 sq m ( 161 sq ft)

First Floor 162 sq m ( 1,744 sq ft)

Second Floor 56 sq m ( 603 sq ft)

**Total** 378 sq m ( 4,068 sq ft)

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

# 97 Linthorpe Road, Middlesbrough, TS1 5DD

---

## FOR SALE / TO LET

### RATING ASSESSMENT

The property has the following current Rateable Values:

Ground Floor, 97 Linthorpe Road - £17,500

Upper Floors, 97 Linthorpe Road - £ 5,500

Interested parties should contact Middlesbrough Council for the exact rates payable.

### PROPOSED TERMS

The freehold interest is available to purchase with vacant possession with offers invited over £325,000.

The property is available at an asking rent of £35,000 per annum for a term of years to be agreed.

Alternatively, the ground floor is available to rent for a term of years to be agreed at an asking rent of £25,000 per annum.

### LEGAL COSTS

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

### VIEWING

Please contact Jack Robinson / Paul Stevenson on:  
01642 713 303

Email – [admin@thomas-Stevenson.co.uk](mailto:admin@thomas-Stevenson.co.uk)

Subject to Contract

# 97 Linthorpe Road, Middlesbrough, TS1 5DD

FOR SALE / TO LET



# 97 Linthorpe Road, Middlesbrough, TS1 5DD

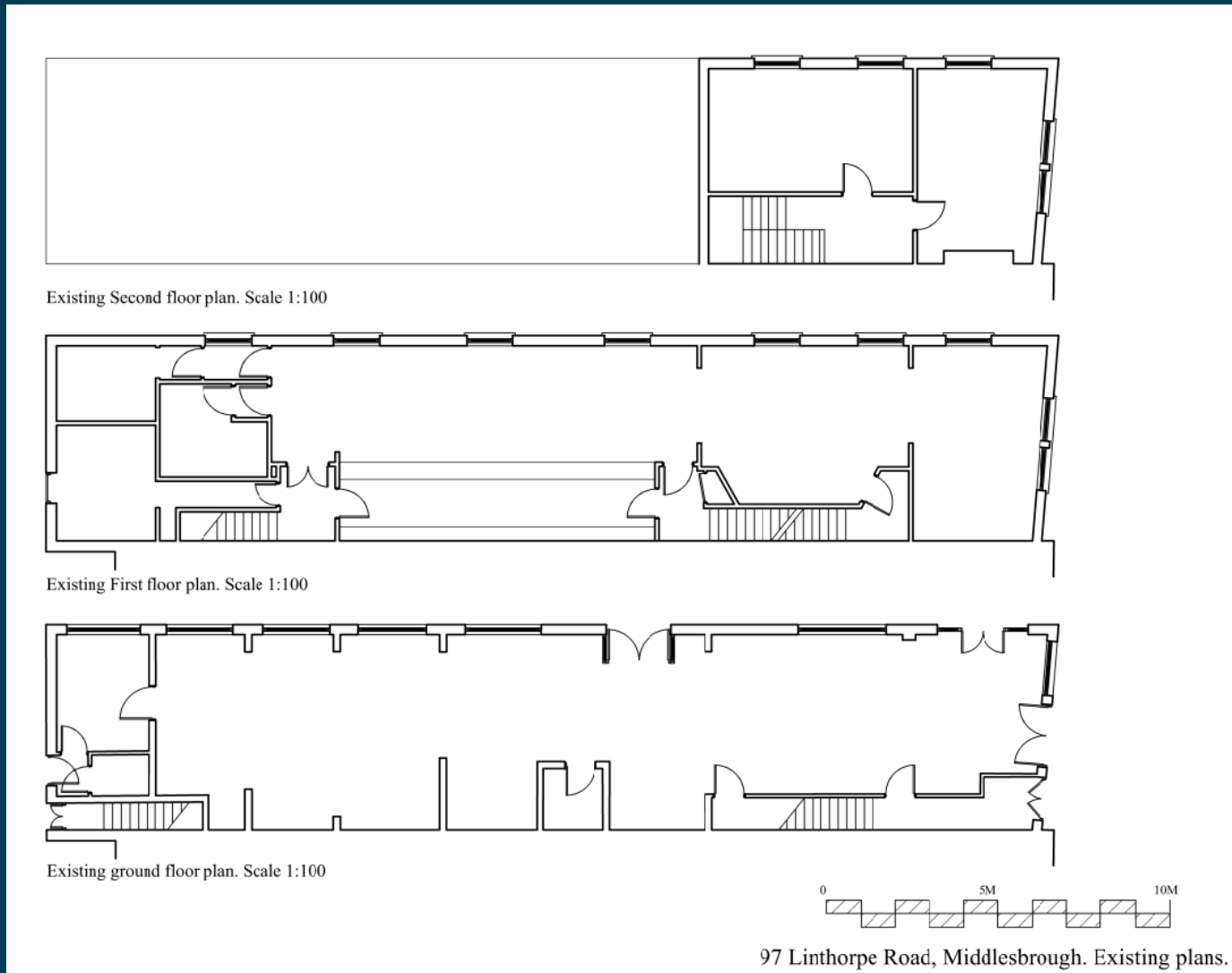
FOR SALE / TO LET



# 97 Linthorpe Road, Middlesbrough, TS1 5DD

FOR SALE / TO LET

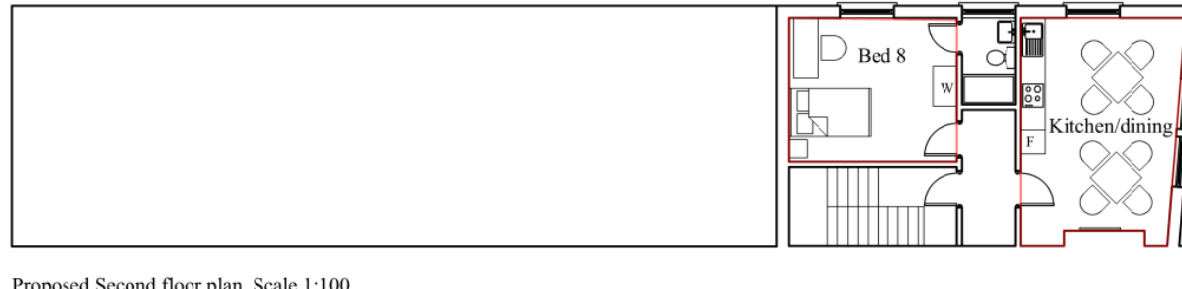
## Existing Plans



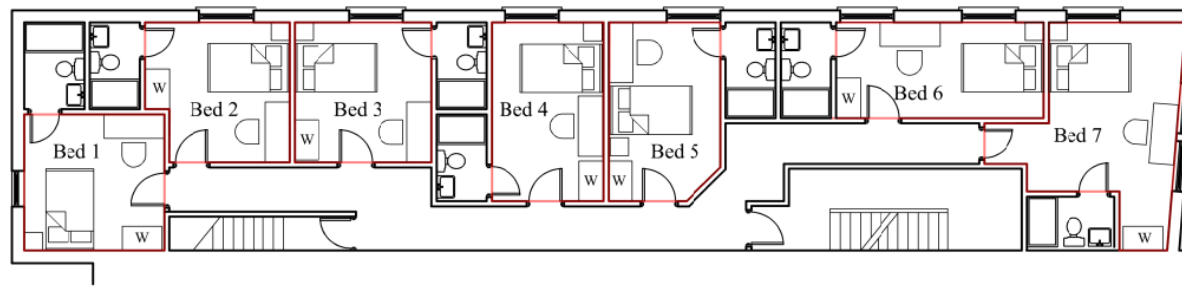
# 97 Linthorpe Road, Middlesbrough, TS1 5DD

FOR SALE / TO LET

## Proposed Upper Floor Plans



Proposed Second floor plan. Scale 1:100



Proposed First floor plan. Scale 1:100

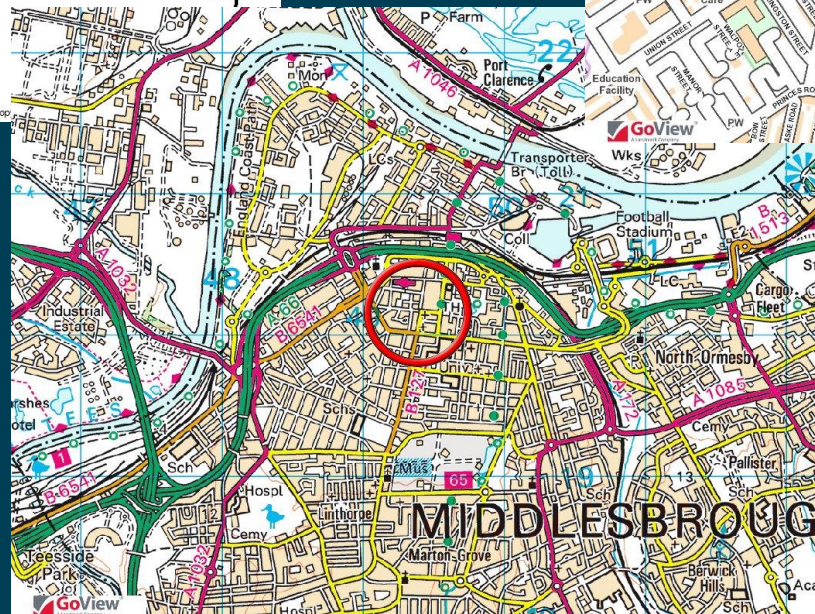
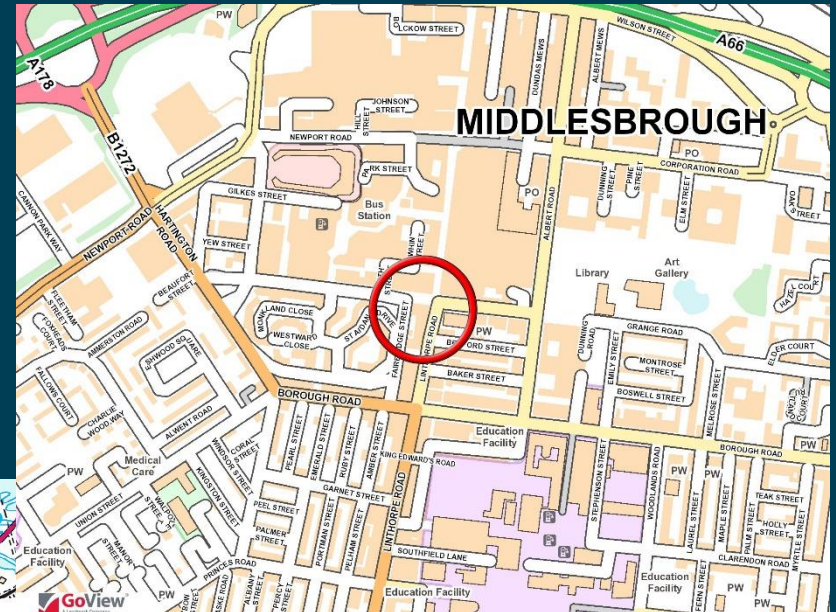
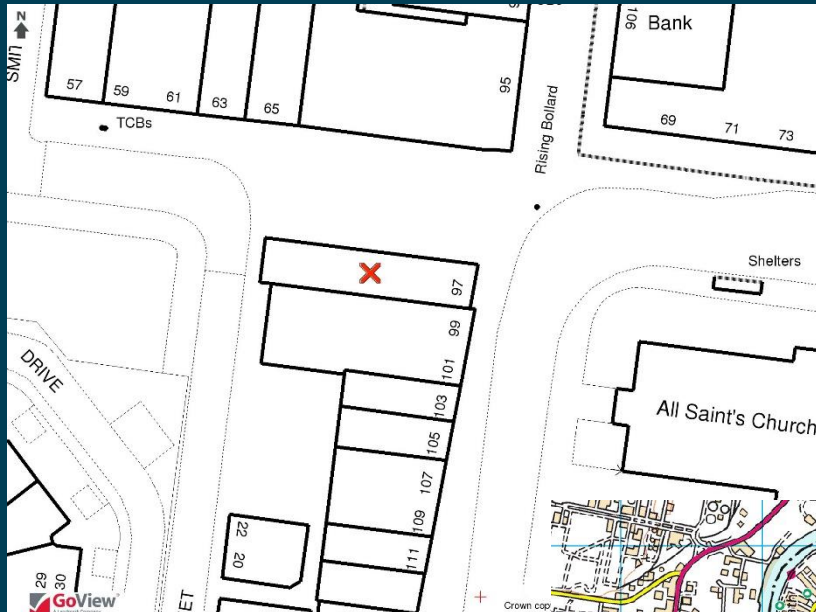
### Room areas (excluding en-suites):

Bedroom 1: 11.8m<sup>2</sup>  
Bedroom 2: 11.7m<sup>2</sup>  
Bedroom 3: 11.9m<sup>2</sup>  
Bedroom 4: 12.4m<sup>2</sup>  
Bedroom 5: 11.9m<sup>2</sup>  
Bedroom 6: 12.2m<sup>2</sup>  
Bedroom 7: 17.4m<sup>2</sup>  
Bedroom 8: 14.8m<sup>2</sup>  
Kitchen/dining room: 21.2m<sup>2</sup>



# 97 Linthorpe Road, Middlesbrough, TS1 5DD

FOR SALE / TO LET





# 97 Linthorpe Road, Middlesbrough, TS1 5DD

FOR SALE / TO LET

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

- (i) 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;
- (ii) 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;
- (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.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

**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

**www.thomas-stevenson.co.uk**