



SHOP TO LET (MAY SELL)

113-115 Linthorpe Road, Middlesbrough TS1 5DD

SUMMARY

- Town Centre and close to University Campus
- Independents and restaurant pitch
- High visibility to road frontage with modern glazed frontage
- Total NIA 184.2 m² (2,047 sq ft)
- A4 and A5 planning consent

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LOCATION

The shop is situated on Linthorpe Road, in the centre of Middlesbrough. The University of Teesside campus is close by which has a student population of approx. 30,000 driving significant footfall past the building. Nearby occupiers include **The Fork in the Road restaurant, McDonalds** and a range of other bars and restaurants. The location supports a range of niche fashion retail, café and general retail. Opposite the entrance to Baker and Bedford Street Quarter <https://teessidetourist.co.uk/2019/03/07/brilliant-baker-and-bedford-street/>

Middlesbrough is situated approximately 40 miles South of Newcastle upon Tyne and 15 miles East of Darlington. The town is the regional commercial centre for the Tees Valley area and has a population of approximately 150,000.

DESCRIPTION

The retail shop unit comprises of a 3 storey building with sales on ground floor. The first floor is has been fitted out as a seated restaurant with WCs. The top floor provides basic storage and The property has delivery access at the rear. The previous use was for a fish and chip restaurant and takeaway and includes a fully fitted Martyn Edwards frying range and other fixtures and fittings. These could be removed for an alternative use. Potential also exists for a bar or other licensed uses subject to planning and other necessary consents.

ACCOMMODATION

Briefly, the subject shop unit provides the following approximate net internal area and dimensions:

Ground Floor NIA	111.7 m ²	(1,267 sq ft)
First Floor stores (approx.)	72.5 m ²	(780 sq ft)
Second Floor ancillary plant area		Not measured
Total NIA	184.2 m²	(2,047 sq ft)

PLANNING USE

The property currently has A4 and A5 consent but may be suitable other uses subject to change of use.

LEASE DETAIL

The unit is available on new tenants full repairing and insuring leases at a rental of £24,000 pax subject to upward only rent review on the 5th anniversary.

PRICE

A sale might be considered, subject to contract. Further details upon request.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

RATES

Rateable Value (2017) - £30,000, pa

UBR 2022/2023 – 49.8 p in the £

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is being assessed. A copy will be available upon request.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

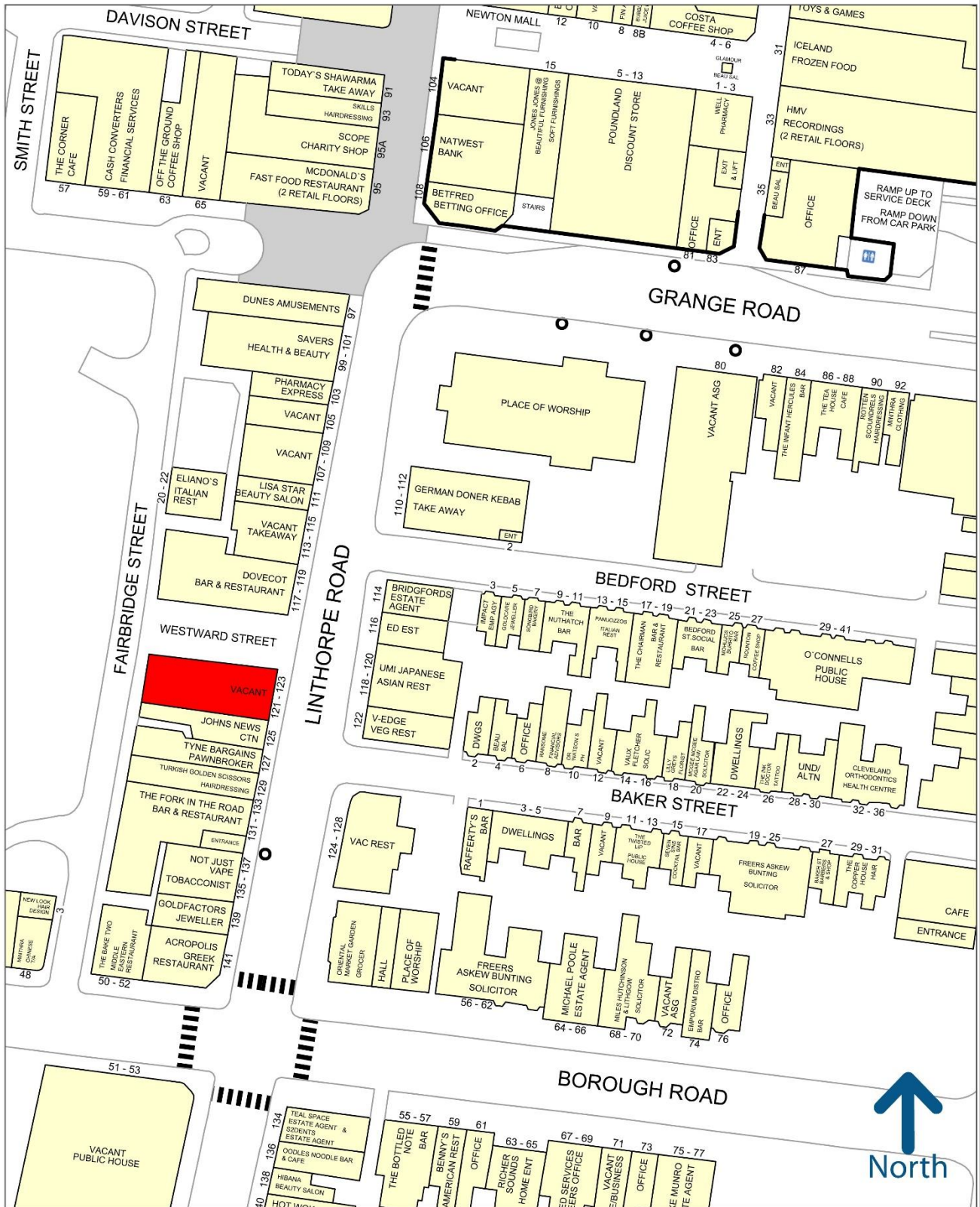
VIEWING

Strictly through the agents Connect Property North East:

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