



TO LET / FOR SALE – RETAIL UNIT

8 Kings Street, North Ormesby, Middlesbrough TS3 6NF

- Busy commercial / residential area
- **Total area 84.8 m² (914 sq ft)**
- Prominent roadside location
- Open plan retail sales
- E Class planning consent
- £95,000 or lease at £8,000 pax

Contact: Andrew Wilkinson

Email: andrew@cpne.co.uk

Tel: 01642 704932

Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

North Ormesby is a suburb to the South East of Middlesbrough town centre. The location is part of an established convenience retail pitch, with dense residential area adjacent.

The shop is situated in Kings Road. Nearby occupiers include Greggs, Boots, Poundstretcher and Health Village one of the largest Primary Care developments in the North East developed as part of the regeneration in North Ormesby.

Access is ideal from the A66 approximately 1/4-mile North East of the property.

DESCRIPTION

The property comprises a mid-terrace brick build property with dual pitched roof. It has the benefit of rear access off a back lane. To the front of the property is free on street public parking.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

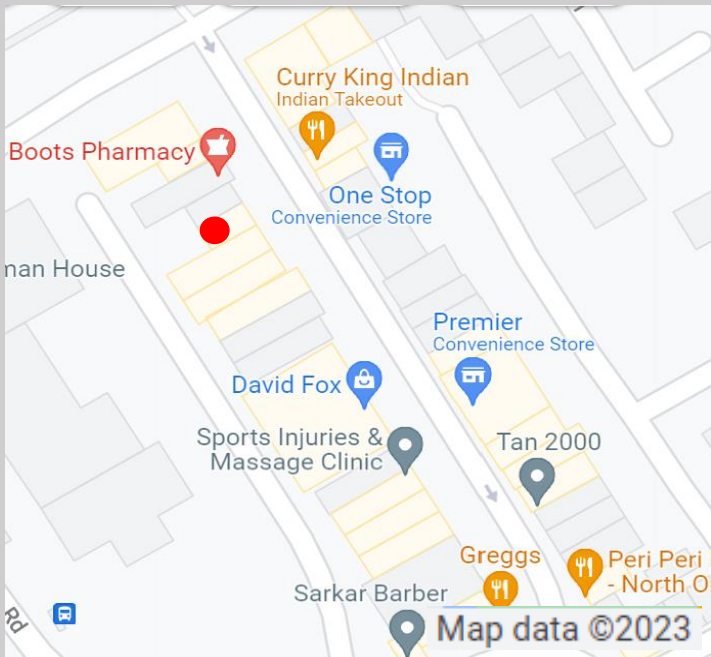
Ground Floor sales	29.2 m ²	(314 sq ft)
Rear Stores	15.8 m ²	(171 sq ft)
First Floor kitchen	36.5 m ²	(393 sq ft)
Kitchen	3.3 m ²	(36 sq ft)
Total	84.8 m²	(914 sq ft)

WC on GF and FF

TERMS

The property is available by way of new tenants Full Repairing and Insuring lease for a minimum term of 5 years at a rent of £8,000 pax.

A sale price of £95,000 exclusive is sought for the Freehold interest subject to Contract.



BUSINESS RATES

The property has been assessed for rating at £4,300 RV from April 2023 for the period 2023/2024.

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

Under current government legislation Small Business Rates Relief may result in no rates being payable on the unit subject to individual circumstances.

LEGAL COSTS

The incoming tenant shall be responsible for the payment of Solicitors fees incurred by our client in the preparation settling and completion of the transaction.

VAT

References to price, premium or of rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise offers received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

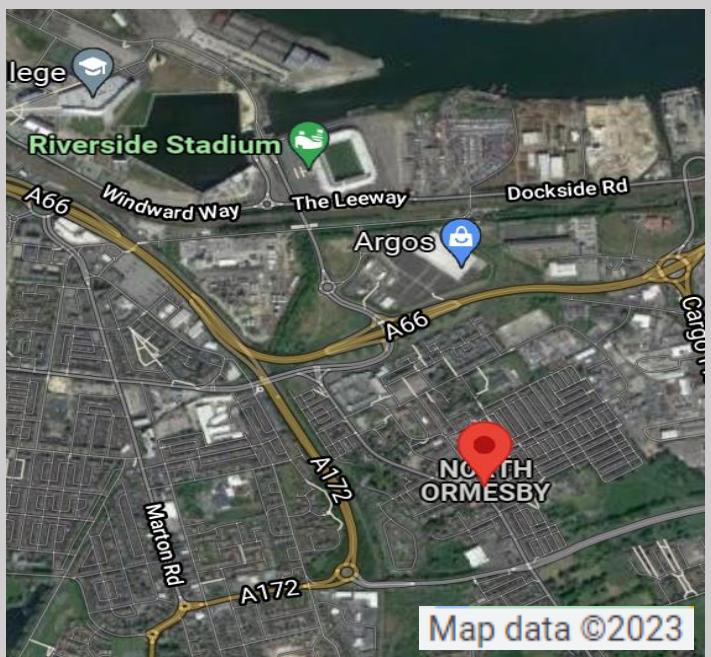
The Energy Performance Asset Rating is C (58) based on information provided. A full copy of the EPC is available for inspection on request.

VIEWING

Strictly through the agents Connect Property North East:

Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk