



TO LET

2-4 Baker Street, Middlesbrough TS1 2LH

- Town Centre Location
- Excellent Public Transport Links
- Ground Floor Retail unit
- Popular Location, between Albert Road & Linthorpe Road
- **Approx. 87.6 m² (943 sq ft)**

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Connect Property North East

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LOCATION

The premises are prominently located fronting Baker Street which runs from Linthorpe Road to Albert Road close to the junction with Linthorpe Road in Middlesbrough Town Centre.

The premises are in close proximity to the prime retail area of Middlesbrough Town Centre, the Law Courts, Town Hall and various public car parks.

DESCRIPTION

The premises comprise of a ground floor end of terrace shop with dual pitched slate covered roof. The property has been used as a hair salon but would suit other uses but not bar. The unit has a rear open-air courtyard. The premises provide retail area, kitchen, staff room and WCs.

ACCOMMODATION

The property provides the following approximate Net Internal Areas and dimensions:

Unit	Size
Shop Width	7.6 m (24'11" sq ft)
Shop Depth	13.5 m (44'04" sq ft)
Total	87.6 m² (943 sq ft)

LEASE TERMS

The premises are available by way of a new lease at a rent of £13,000 pax.

RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we are advised that the property is assessed for rating purposes at £11,750.

We anticipate that occupiers will benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

VAT

VAT is not charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

The property will be assessed for an EPC rating. A full copy of the report will be available upon request.

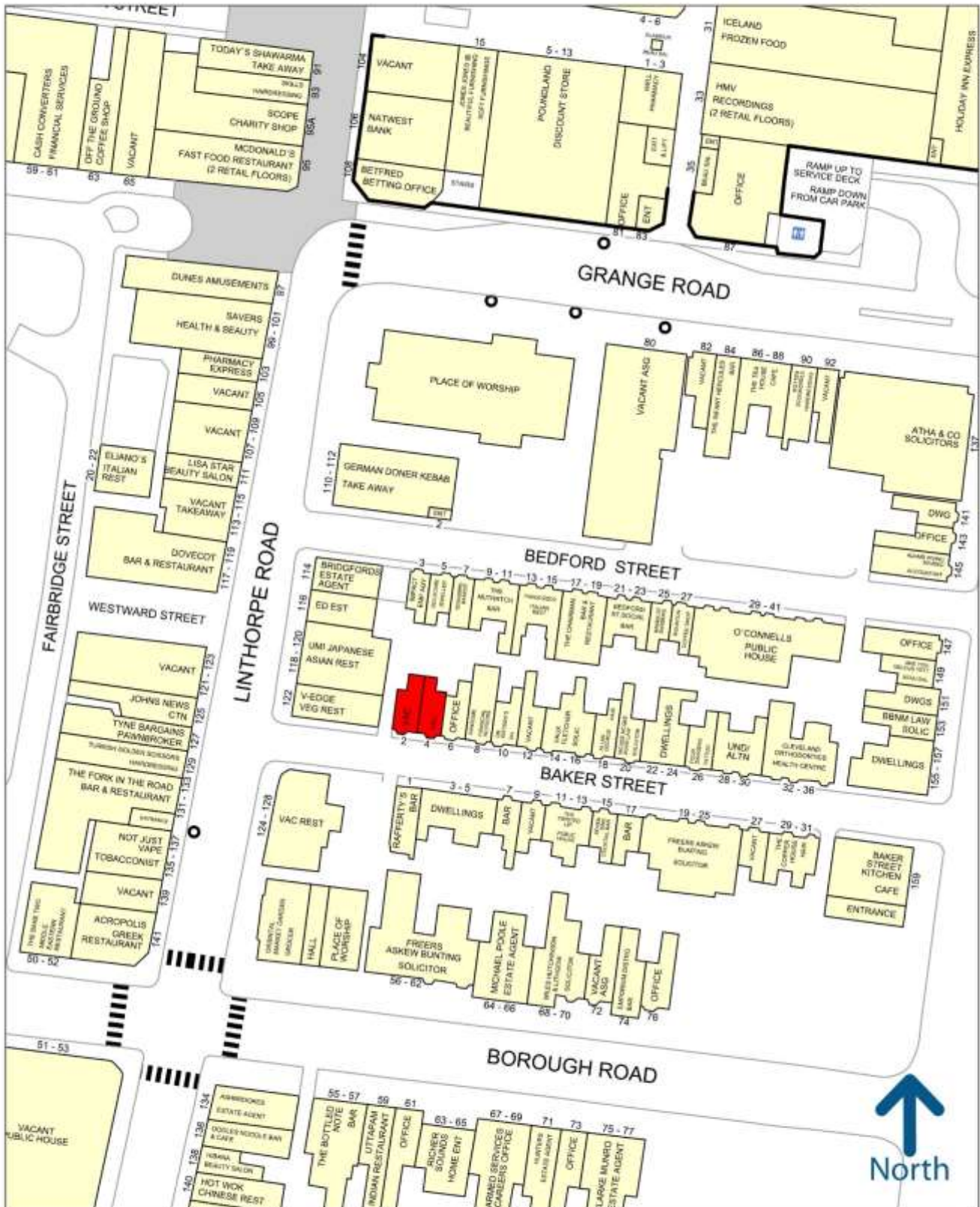
VIEWING

Strictly through the agents Connect Property North East:

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50 metres
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