



# TO LET – RENT REDUCED

167b Borough Road, Middlesbrough TS1 3RX

- Edge of Town Centre Location
- Excellent Public Transport Links
- Busy Road Side frontage
- Adjacent to Newlands Medical Centre
- **Not suitable for competing medical business, restaurant or fast food.**
- **Total NIA            66.9 m<sup>2</sup>            (720 sq ft)**

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**Connect Property North East**

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## LOCATION

The premises are prominently located fronting Borough Road close to the junction with Borough Road and Marton Road edge of Middlesbrough Town Centre.

The premises are adjacent to the Newlands Medical centre in a predominantly residential areas with local independent retails nearby.

## DESCRIPTION

The premises comprise of one half of a single storey detached brick-built building with multi pitched slate covered roof. The premises provide ground floor office / retail accommodation with carpet tiles, Suspended ceiling and lighting. A rear car park can be used in common by customers, but the unit will have the right to park 2 cars in the car park at all times for staff.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas and dimensions:

Ground Floor Sales	57.8 m <sup>2</sup>	(622 sq ft)
Kitchen	9.1 m <sup>2</sup>	(98 sq ft)
DWC		
<b>Total NIA</b>	<b>66.9 m<sup>2</sup></b>	<b>(720 sq ft)</b>

## LEASE TERMS

The premises are available by way of a new lease at a rent of £10,000 pax on an tenants Full Repairing and Insuring lease by way of service charge recovery.

## USES

The unit has E Class planning consent but will not be suitable for a competing medical business, restaurant or fast food.

## RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we are advised that the property is assessed for rating purposes at £11,000.

**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.**

## ENERGY PERFORMANCE CERTIFICATE

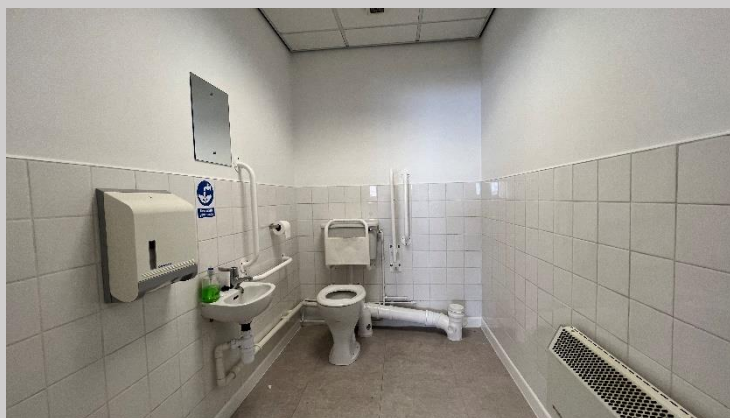
The property is being reassessed for an EPC rating. A full copy of the report will be available upon request when completed.

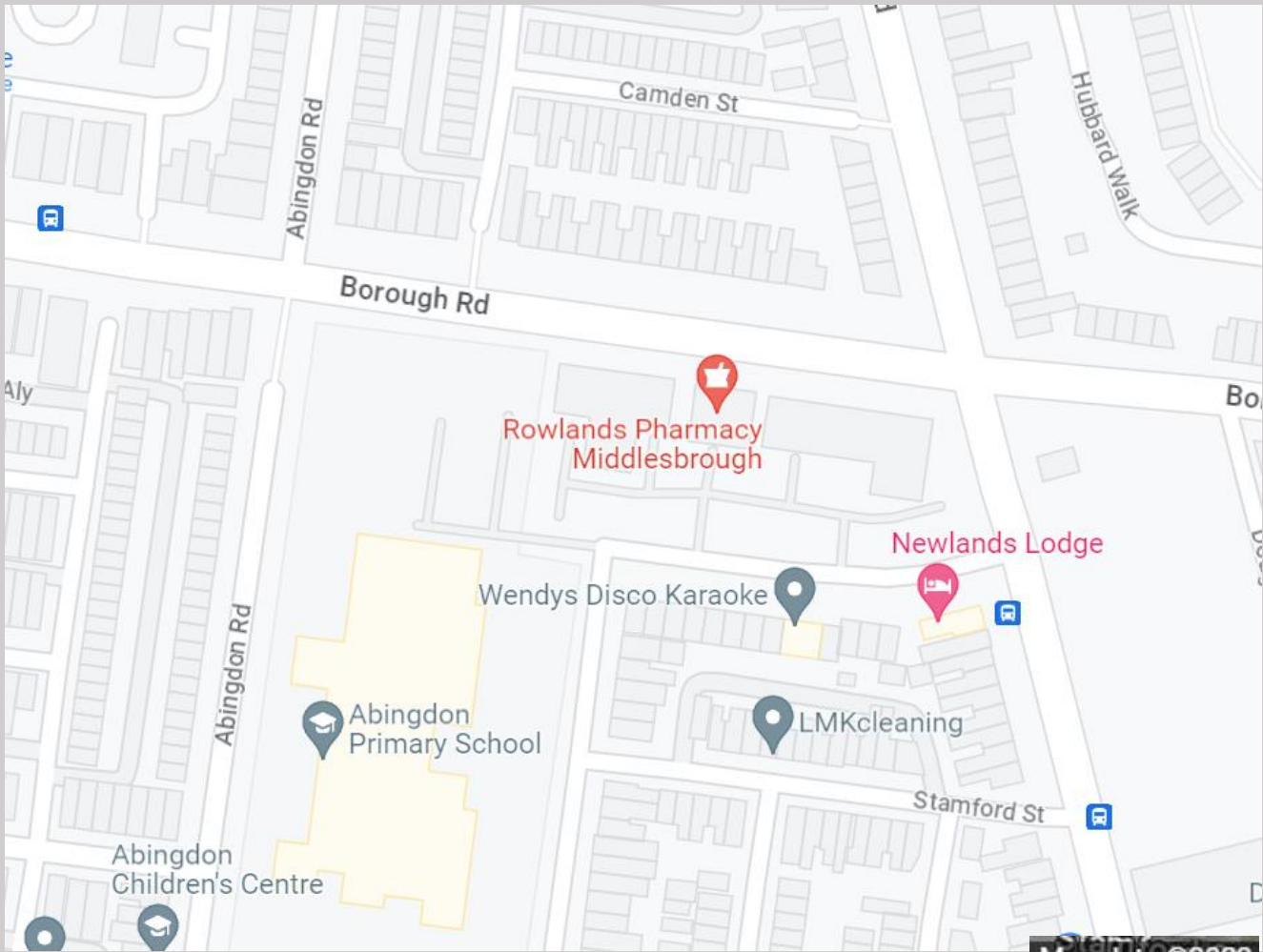
## VIEWING

Strictly through the agents Connect Property North East:

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Map data ©2023



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