

TO LET

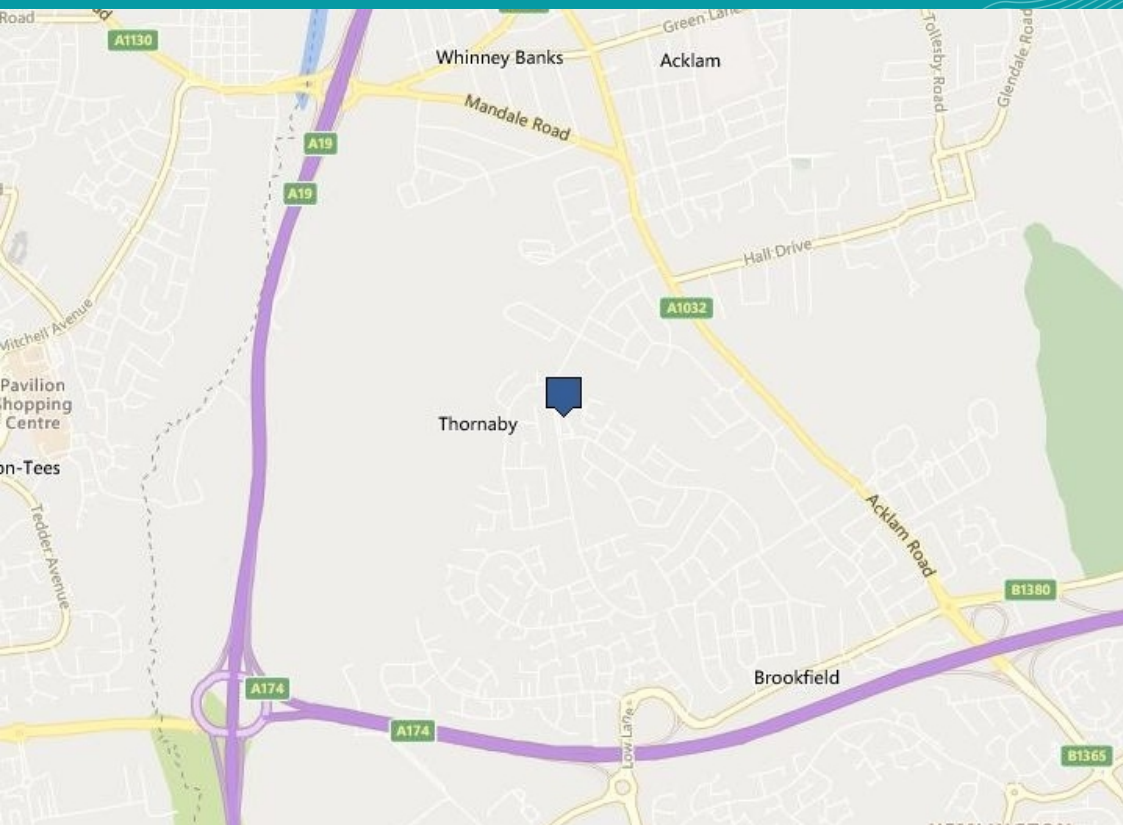
- ✓ Garage to rear
- ✓ Forecourt customer parking
- ✓ Busy neighbourhood parade
- ✓ Flat let at £375 per month



112 Trimdon Avenue, Middlesbrough TS5 8SB

Retail Unit with Two Bedroom Flat

645 Sq Ft
(60 Sq M)



DESCRIPTION

A mid-terraced two storey building comprising a ground floor retail unit with ancillary storage, WC facilities and garage together with a first floor two bedroom flat.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	645	60

EPC

Shop D-95 Flat E-43

LOCATION

The property is located on Trimdon Avenue Shopping Parade approximately three miles south west of Middlesbrough town centre. Nearby occupiers include, Spar, Reeds Rains Estate Agents and various local traders.

TERMS

Available by way of a new lease on terms to be negotiated at a rental of £16,750 per annum. The flat is currently let on an AST at £375 per month.

RENT

£16,750 per annum

BUSINESS RATES

Rateable Value £9,600

VAT

All figures quoted within these terms are exclusive of VAT where applicable.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Andrew Wright
0191 338 8320
awright@lsh.co.uk