



Bowcliffe

FOR SALE  
OR  
TO LET



99-103 HIGH STREET  
ESTON  
MIDDLESBROUGH  
TS6 9JD

## LOCATION

The property is situated in Eston Town Centre, a popular suburb of Middlesbrough. Nearby occupiers include Spar, Betfred, Ladbrokes, the Post Office and the Job Centre.

There is a free public car park serving the centre in close proximity.

## DESCRIPTION

The property is a former supermarket situated within Eston precinct, in need of some refurbishment, providing the following approximate floor area;

Ground	9,757sqft	906sqm
First	2,483sqft	231sqm
TOTAL	12,240sqft	1,137sqm

The property is available as a whole or can be sub-divided to meet occupier requirements.

## LEASE

The premises are available as a whole or in part, by way of a new effectively full repairing and insuring lease for a term of years to be agreed.



## PRICE

Offers over £600,000 for the freehold interest.

## RATES

The property is assessed as a whole;

Rateable Value	£47,750
UBR	£0.48
Rates payable	£22,920

Interested parties should verify these figures with the Redcar & Cleveland Council Business Rates Department (telephone: 01642 774774).

## EPC

The current EPC rating is C61.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING

All enquires should be via the sole agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson  
Tel: 0113 245 2452  
Email: jr@bowcliffellp.com

Date of Particulars: December 2018

## THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.