



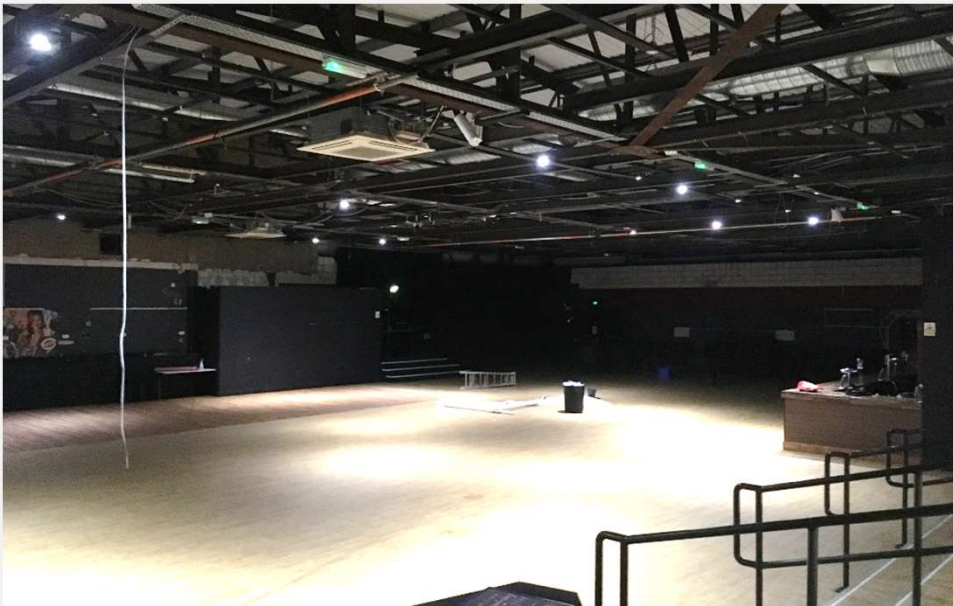
Sanderson
Weatherall

MIDDLESBROUGH EVENTS CENTRE TO LET



234-254 Linthorpe Road, Middlesbrough TS1 3QP

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Location

The subject property is situated in a prominent position in the centre of Linthorpe Road, within Middlesbrough Town Centre. Linthorpe Road is well known for its retail and leisure trade and is of course situated directly opposite the Teesside University main campus.

Middlesbrough is located in the North East of England and is a key urban centre in the Tees Valley region. Middlesbrough is a large town with industrial roots and is well known as a digital and creative hub within Tees Valley.

Middlesbrough sits within a 90 minute drive of cities including Newcastle, York and Leeds. There are a number of daily direct rail connections to Newcastle, York, Leeds and Manchester, with Virgin Trains East Coast having made a commitment to invest in Middlesbrough by creating a new direct rail link to London by 2020. The surrounding area comprises a mix of both leisure and retail operators accommodating predominantly local operators. William Hill, Iceland, Tesco Express and Ladbrokes are all in close proximity.

Description

The property comprises a ground floor lobby/entrance with first floor entertainment hall accompanied with ancillary storage, offices and WC facilities. The unit benefits from being situated on a corner plot with access secured via electric roller shutter doors and a built in intercom system. There is a car parking provision to the rear elevation where deliveries can also be accommodated. The main entertainment hall also benefits from a floor to ceiling height of circa 6 metres.

Lease Terms

The premises are available by way of a new effective Full Repairing and Insuring lease via service charge for a term of years to be agreed. Rent is available upon application.

Planning

The subject property has consent for D2 Use Class under the Town and Country Planning Use Classes Order 1987. Alternative uses may be suitable subject to obtaining necessary planning consent.



Rent upon application

New effective Full Repairing and Insuring lease for a term of years to be agreed

Subject to contract

Total Area 1,440 sq m (15,500 sq ft)

Accommodation

We understand that the accommodation provides the following approximate gross internal floor area:-

Description	Sq m	Sq ft
<u>First Floor:</u>		
Events Centre	1,440	15,500
Total Area	1,440	15,500

Business Rates

The property is currently listed within the 2017 Rating List as follows:-

234-254 Linthorpe Road Club & Premises RV £18,750

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

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

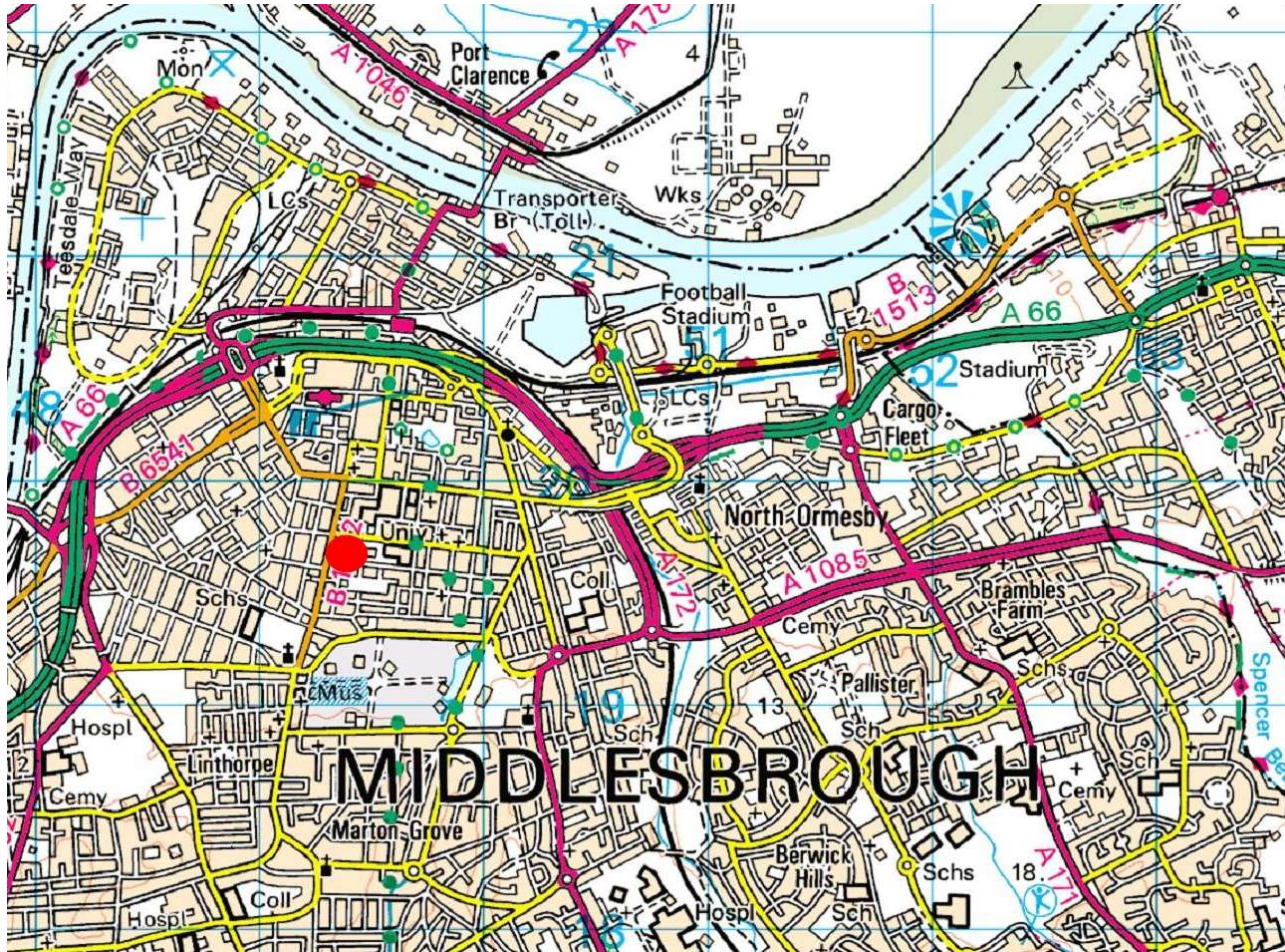
Each party is to be responsible for their own legal costs incurred throughout this transaction.

EPC

The property has an Energy Performance Asset Rating of Band D (91). A full copy of the EPC is available upon request if required.

Service Charge

Service charge is payable as a contribution towards the Landlords general maintenance and cleaning of communal areas and any necessary repairs. The service charge for the subject unit is currently assessed at £13,346 pa within the 2018 budget.



Viewings and further information
Strictly by prior appointment with the
agents:

Mark Convery

07525 872 141

mark.convery@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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