

FOR SALE



RETAIL PREMISES

46 Linthorpe Road, Middlesbrough TS1 1RA



Sanderson
Weatherall



Key Points

- Prime Retail Location
- NIA: 4,153 sq ft (385.80 sq m)
- Price: £275,000
- Subject to Contract

Location

Middlesbrough is the major town within the Teesside conurbation, with an urban area population of 143,900 (Census 2021). The town is located 40 miles south of Newcastle upon Tyne, 50 miles north of York and 64 miles north of Leeds. The A19 provides access to Junction 60 of the A1(M), 10 miles to the north west, and the A66 provides access to Junction 57 of the A1(M), 14 miles to the west.

Linthorpe Road is recognised as the prime retail location within Middlesbrough Town Centre, with the subject property being situated in the pedestrianised area which is generally considered to be the best part of Linthorpe Road, with occupiers such as Millets, The Body Shop, Next, Café Nero and Sports Direct amongst numerous others all being in close proximity. The property also benefits from return frontage to the passageway leading through to the Dundas Shopping Centre and faces the Linthorpe Road entrance to the Hill Street Shopping Centre.

Description

The property dates back to circa early 1970's and offers an end of terrace retail unit of steel frame construction, with a mix of brick infill, precast concrete panel and clad external wall finishes underneath a flat felt roof covering arranged over three floors. The property benefits from a full width glazed shop front offering return frontage secure via electric roller shutter doors.





The property was formerly occupied by a jewellery shop whereby part of their fit out still remains in situ. The ground floor provides a spacious sales area that could be potentially calved into a number of units subject to obtaining the necessary planning consents from the Local Planning Authority.

Accommodation

We understand that the property comprises the following approximate Net Internal Floor Areas:

Description	sq m	sq ft
GF Retail Sales Area	172.60	1,858
GF Internal Storage	19.70	212
FF Internal Storage	12.20	1,380
SF Internal Storage	65.30	703
Total	385.80	4,153

Asking Price

Offers in the region of £275,000 (Two Hundred and Seventy Five Thousand Pounds) are invited, subject to contract, for the benefit of our clients freehold interest.

Please note that the vendor reserves the right not to accept the highest or any offer received.

Tenure

We understand that the property being sold shall be sold by way of freehold title.

Use/Planning

The property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

The property may be suitable for a variety of alternative uses subject to obtaining the necessary planning consent from the Local Planning Authority.

Business Rates

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value £29,500

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

Services

We understand that the property benefits from all main service connections however any interested parties are advised to make their own investigations with regard to this matter.

Energy Performance Certificate

The energy performance asset rating of the property is assessed at Band C (54). A link to the EPC is provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

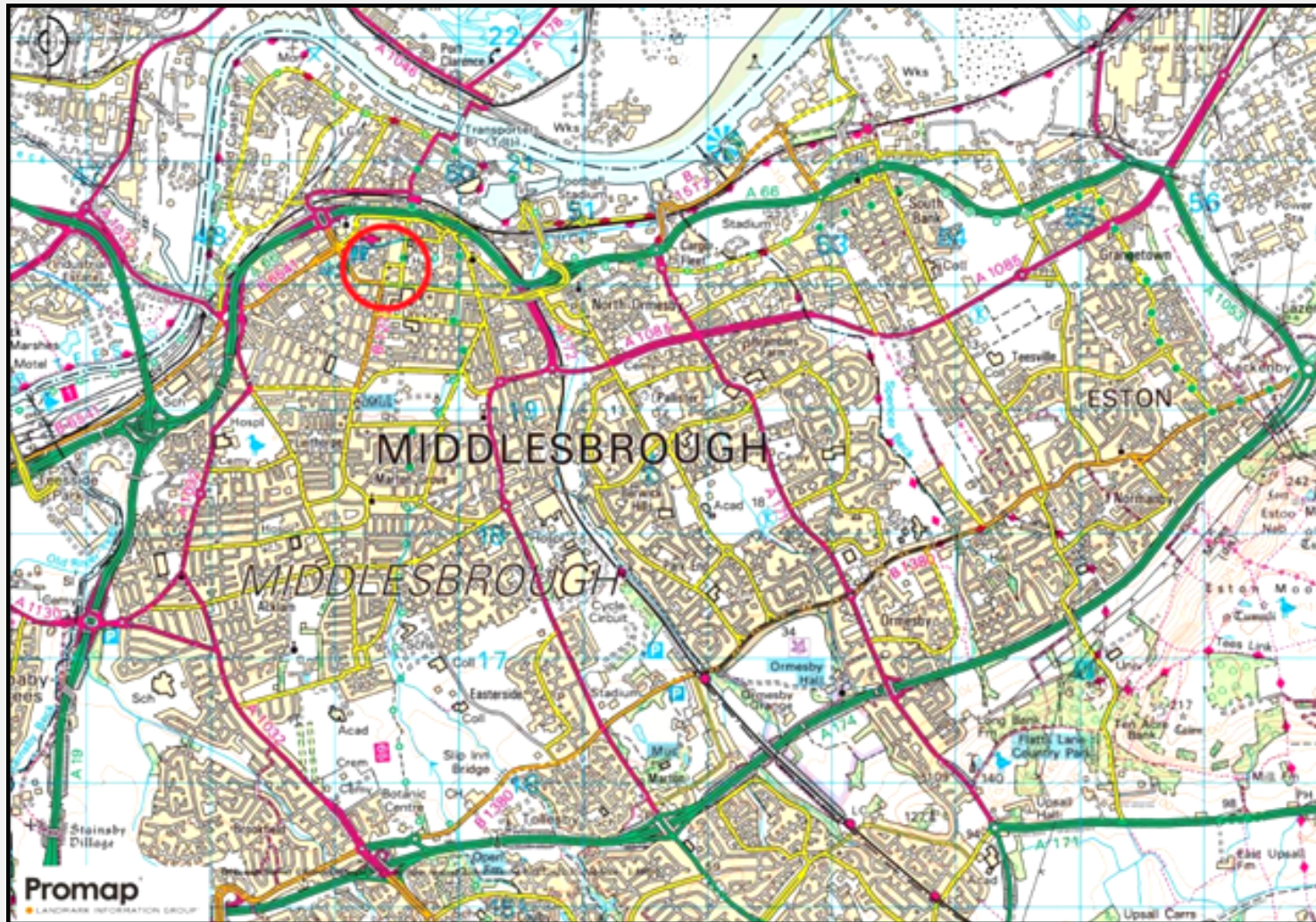
Strictly by prior appointment with the agents:

Mark Convery
07525 872 141
mark.convery@sw.co.uk

or

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

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



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

December 2023
232771

SW
Sanderson
Weatherall