

TO LET



RETAIL UNIT

43 Dundas Street, Middlesbrough TS1 1HR

SW

Sanderson
Weatherall



Key Points

- **Prominent Town Centre Location**
- **Ground Floor Sales 1,262 sq ft (117 sq m)**
- **First Floor Ancillary 660 sq ft (61 sq m)**
- **Close to Train Station, Boho Zone and Middlehaven**

Location

Middlesbrough is the major town within the Teesside conurbation, with an urban 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.

Dundas Street is located within the heart of Middlesbrough Town Centre situated in close proximity to Linthorpe Road which is recognised as the prime retail location. The area and its surrounds are predominantly pedestrianised and the Dundas Street acts as one of the main thoroughfares linking Corporation Road, Albert Road and Linthorpe Road. Surrounding occupiers include Warhammer, Heron Foods, Tesco Express and Dundas Shopping Centre which is home to a variety of local, independent retailers and Dundas Indoor Market.

Accommodation

We understand that the property comprises of the following approximate net internal floor areas:

Description		
Ground Floor	117 sq m	1,262 sq ft
First Floor	62 sq m	660 csq ft
Shop Width	5.67 m	18.60 ft
Shop Depth	21.83 m	71.62 ft
Total	179 sq m	1,922 sq ft

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Description

The property comprises a self-contained retail unit with ground floor retail sales area, internal storage with rear service access to Dundas Mews and first floor ancillary accommodation with kitchen, male and female WC's.

Terms

The accommodation is available to let by way of a new lease for a term of years to be agreed at an asking rent of £15,000 per annum exclusive.

Business Rates

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

Rateable Value: £13,250

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

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (87). 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 rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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



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Further Information

Strictly by prior appointment with the agents:

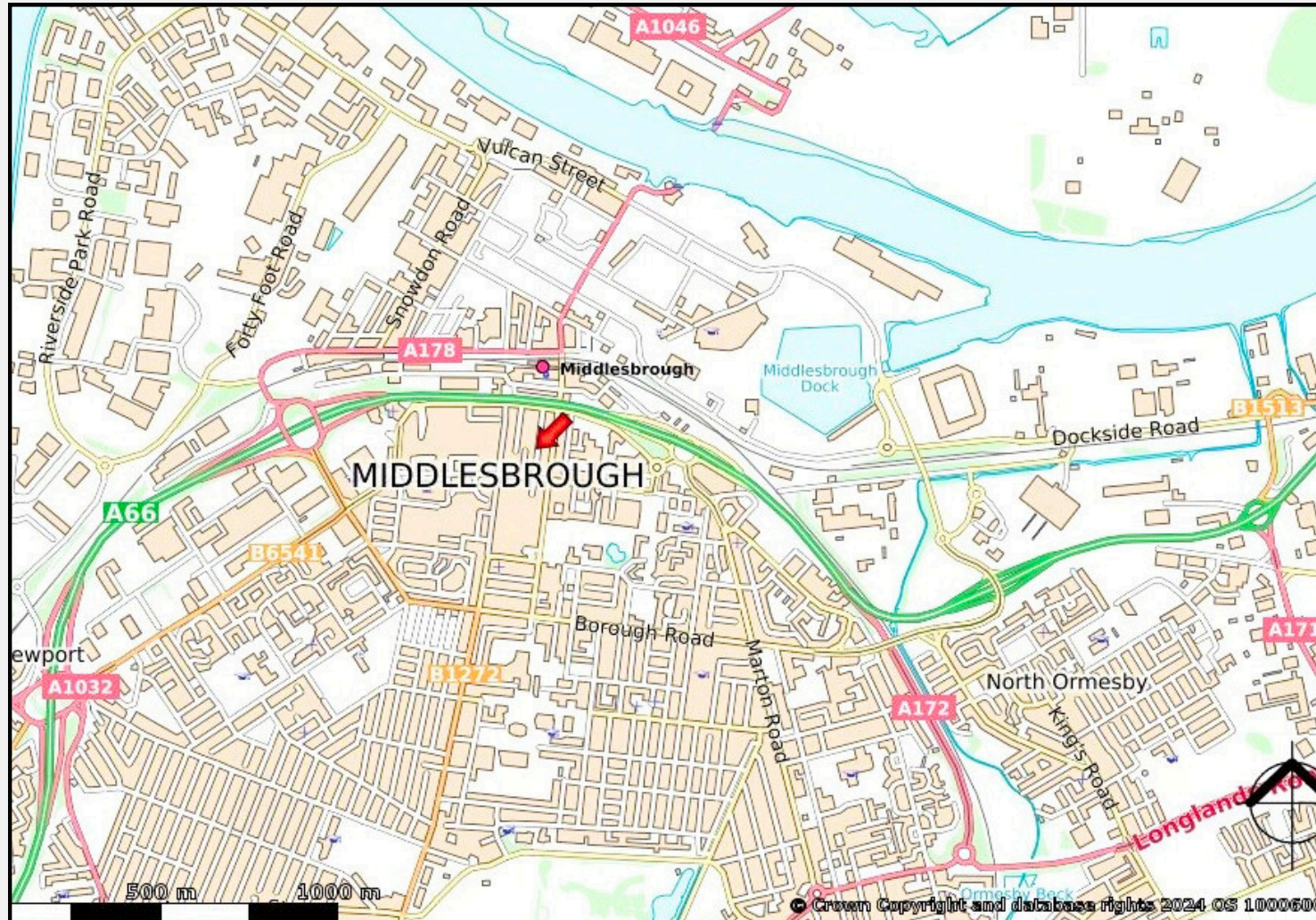
Mark Convery
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