

TO LET

90.97 - 181.94 Sq M



UNIT 2, CROWN HOUSE, ZETLAND ROAD, MIDDLESBROUGH, TS1 1EH

- Prominent ground floor retail unit
- Adjacent to Middlesbrough Station re-development
- Excellent quadruple frontage
- Unit can include substantial pavement area to front of the property.

DGRE

UNIT 2, CROWN HOUSE, 7 ZETLAND ROAD, MIDDLESBROUGH, TS1 1EH

Prominent ground floor retail unit.

Excellent opportunity for a business looking to locate in a major redevelopment area in Middlesbrough town centre.

With an excellent retail frontage and potential for pavement seating, this opportunity would suit a wide variety of businesses.

The locality is part of the MDC (Middlesbrough Development Corporation) area that includes the town centre, Historic Quarter and Middlehaven including the Boho Zone, train station, centre square and Union Village development at Gresham. The MDC has planning powers to expedite the redevelopment of Middlesbrough.

The £35m re-development of the station includes an extension to the existing Platform 2 to cater for intercity rail services and a new Platform 3 to accommodate the planned increase in passenger rail services in the coming years are all part of the huge revamp.

With increased passenger numbers the location will get even stronger.

The unit has most recently been used as storage.

Location

The property is located immediately adjacent to Middlesbrough Rail Station on Zetland Road.

Situated within the new MDC, the property is adjacent to the A66 Trunk Road flyover which is the main road bypassing Middlesbrough Town Centre which links directly to the A19, A1(M) and the region's principal road networks.

Middlesbrough is approximately 10 miles east of Darlington and approximately 40 miles south of Newcastle upon Tyne.

The property is located at the junction of Zetland Road and Linthorpe Road. Occupiers in the vicinity include hotels, restaurants, pubs, banks, Town Hall and Subway.

The location benefits from substantial footfall as it is on the main link between the town centre and the station.

Accommodation

The accommodation provides a quadruple fronted retail unit with excellent glazed frontage, that in shell condition.

This flexible space can be divide to suit a wide variety of business uses such as coffee shop, bistro, other retailing uses.

The unit can be split into two units if required.

	Sq M	Sq Ft
Retail Sales	181.94	1,958.4
TOTAL	181.94	1,958.4

Tenure

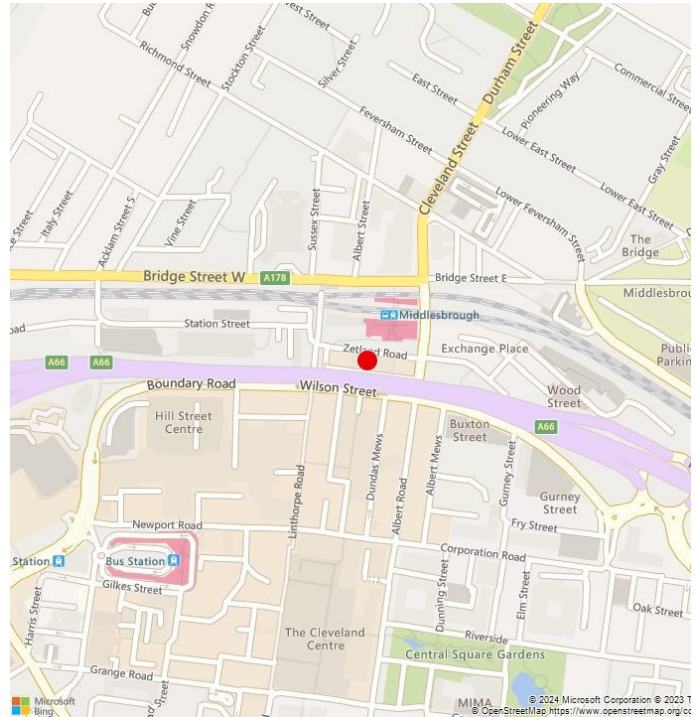
Available on standard Full Repairing and Insuring terms, for a term of years to be agreed.

Planning Information

We understand that the unit has planning for uses falling under Use Class E.

Services

All mains services are available to the unit.



Additional Information

Rent

On Application

EPC

As the unit is in shell condition there is no EPC as yet.

Viewing

By appointment through DGRE only.

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