

TO LET

Ground Floor Non Food Retail Unit

887 Sq m (9,547 Sq ft) approx
(Aldi & Travelodge now open)



- ◆ Prominent corner location
- ◆ Adjoining existing Aldi Food Store
- ◆ Suitable for a variety of uses (subject to planning)
- ◆ Edge of existing Town Centre
- ◆ Travelodge above

On behalf of



Newport Road, Middlesbrough, TS1 5JF

LOCATION

The subject Unit is prominently situated on the Junction of Newport Road/Hartington Road, close to the edge of Middlesbrough Town Centre. As can be seen from the aerial photograph overleaf, the site is situated close to an existing Sainsburys Food Store, the Town's principal Bus Station and the Hill Street Shopping Centre.

TENURE

The property is available by way of a new Full Repairing and Insuring Lease, on terms to be agreed.

SERVICE CHARGE

A Service Charge will be payable to cover the cost and upkeep of the common car park and the proposed landscaping arrangements - Further details upon request.

RATEABLE VALUE

The property will be assessed for rating purposes in due course.

PLANNING

A copy of the existing Planning Consent can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs.

RESTRICTIVE COVENANT

Proposed Tenants are advised that our Clients will be looking to impose a Restrictive Covenant which prohibits the principle sale of food products from the proposed Unit.

ACCOMMODATION

We understand that the subject Unit has the following approx Gross Internal Floor Areas - 887.30 Sq m (9,547 Sq ft). Please note that the above areas are approximate only and are subject to final measurement.

EPC

An EPC will be available following completion of the necessary fit out works and installation of an appropriate shop front.

VIEWING

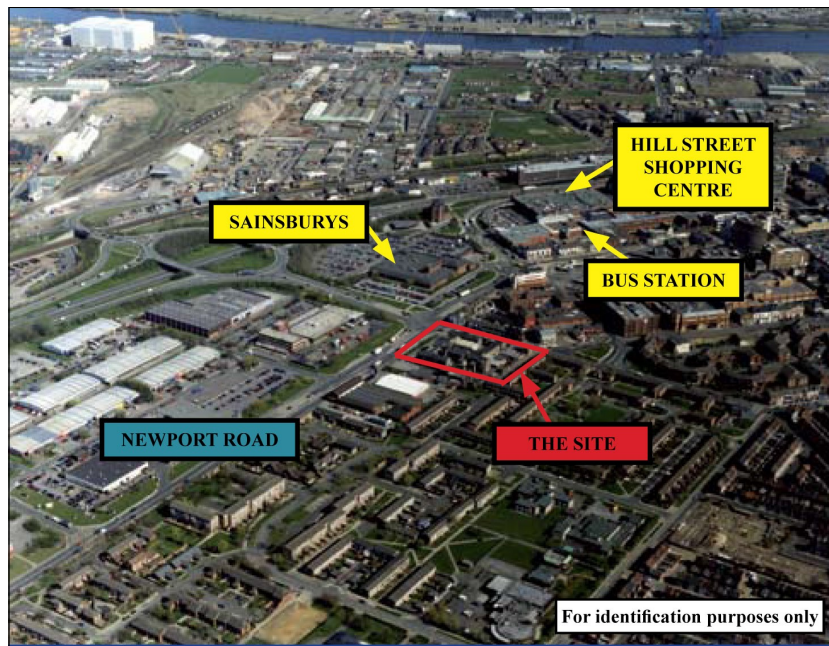
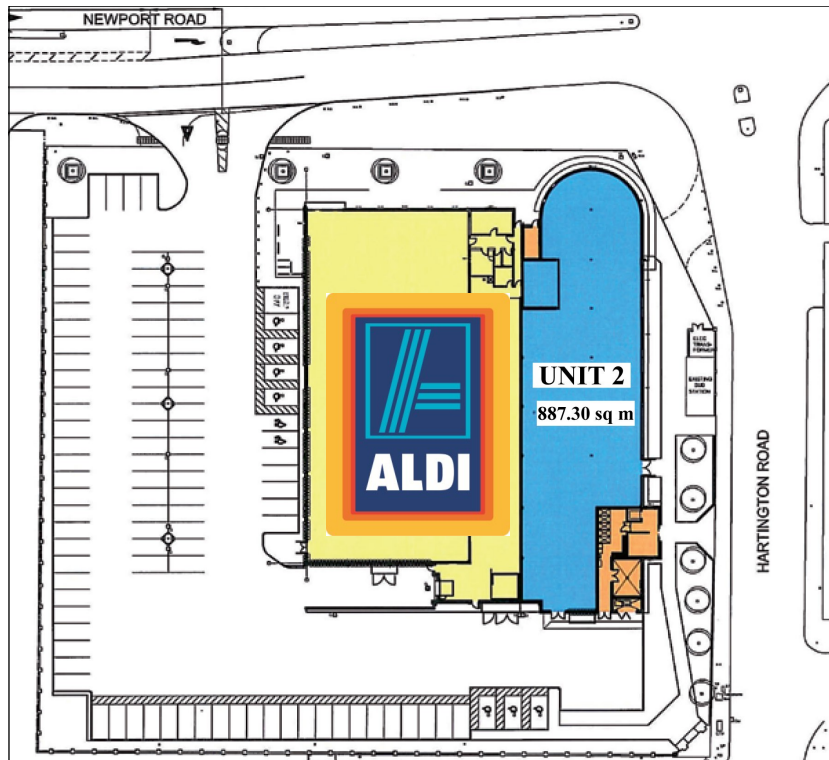
Strictly by appointment with the sole agents,

Lamb & Swift Commercial

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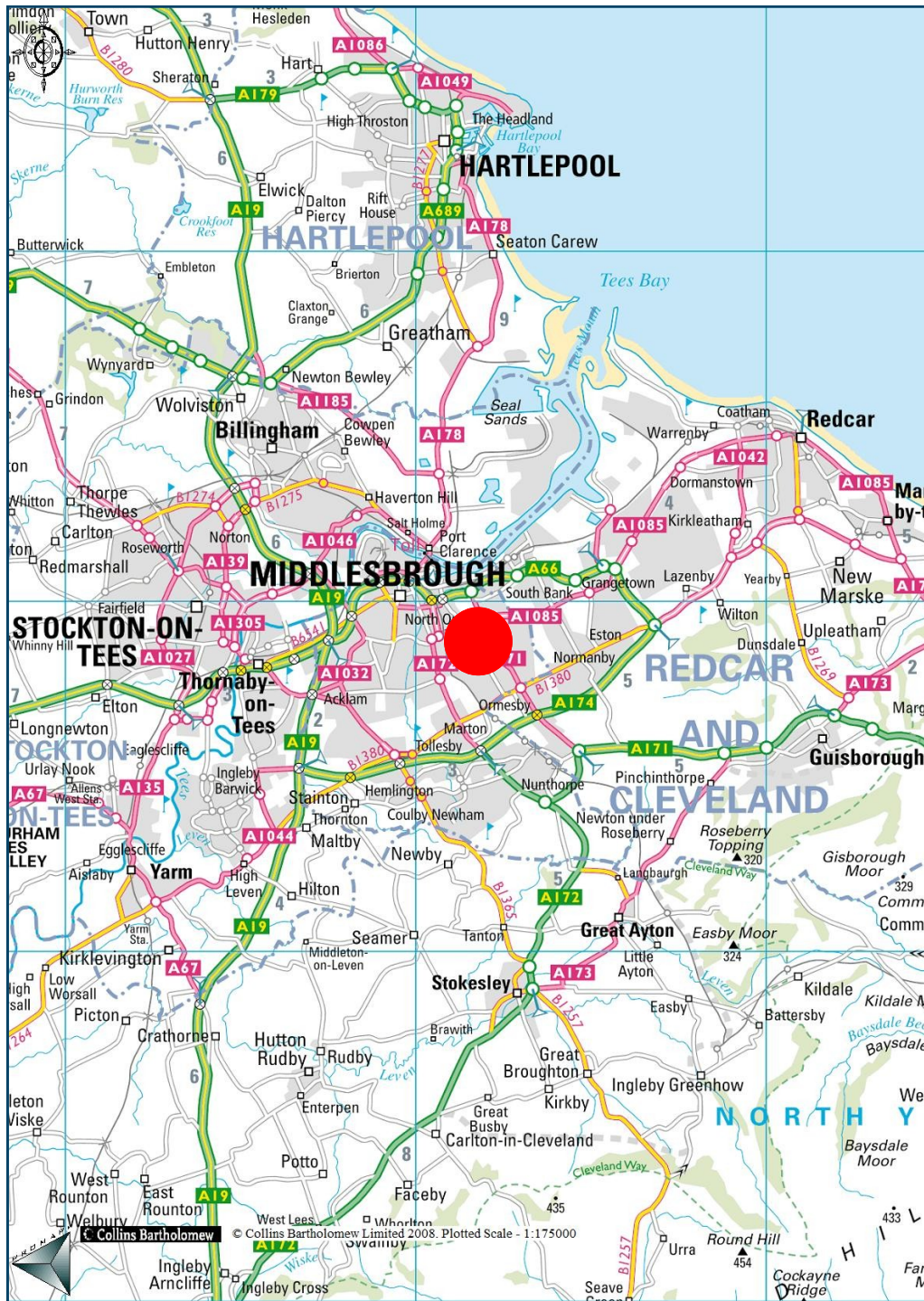


Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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