



EXCHANGE WALK EXCHANGE WALK

MIDDLESBROUGH, TS1 1RY

£14,400 PER ANNUM

Nestled in the vibrant heart of Middlesbrough, this exceptional property presents a remarkable opportunity to lease a high-spec beauty salon. Located along Exchange Walk, the salon benefits from its prime position beneath the A66, surrounded by a parade of shops that have long been favoured for hot food takeaways and various hospitality venues. The easy access to the A66 and A19 makes this location particularly appealing for both clients and business operations.

Just a short stroll away, you will find the Dundas Shopping Centre and Hill Street Shopping Centre, enhancing the potential client base with a diverse range of shoppers and visitors. This area is known for its bustling atmosphere, making it an ideal spot for a beauty salon.

The property itself has recently undergone an extensive renovation, with no expense spared, resulting in a stunning and modern space. The ground floor layout includes a welcoming reception area,

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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