

**88 NEWPORT ROAD**  
**MIDDLESBROUGH, TS1 5JD**

**£600 PER MONTH**

#### Commercial Premises To Let

A prominent commercial premises occupying a highly visible position on Newport Road, one of Middlesbrough's principal arterial routes.


The property provides flexible accommodation suitable for a variety of retail, office, professional service, beauty, takeaway or other commercial uses (subject to any necessary consents). Benefiting from excellent frontage and strong passing traffic, the premises offer an ideal opportunity for businesses seeking a well-connected and established trading location.

#### Location

**MP**  
**MAGNUM PROPERTIES**  
SALES | LETTINGS | INVESTMENT | MANAGEMENT



**EPC Rating:**      **Council Tax Band: Exempt**

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

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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