



## UNIT 1 BAKER STREET MIDDLESBROUGH, TS1 2LF

£1,000 PER MONTH

### Commercial Premises To Let

A well-presented commercial unit occupying a prominent position on Baker Street, close to Middlesbrough Town Centre.

The property offers flexible accommodation suitable for a variety of retail, office, beauty, professional service or studio uses (subject to any necessary consents). Benefiting from excellent visibility and convenient access, the premises are ideal for both new and established businesses.

### Location

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



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 	

**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

Commercial  
 144 Linthorpe Road  
 Middlesbrough  
 TS1 3RA

info@magnumproperties.co.uk  
<https://magnumproperties.co.uk/>

