

PRIME CLASS E UNIT TO LET

MIDDLESBROUGH

55 LINTHORPE ROAD



Description

Middlesbrough is a major north east conurbation and is the principal retail destination in Teeside.

The subject property is located in a busy section on the prime pedestrianised Linthorpe Road. The property is directly opposite the Cleveland Shopping Centre and is adjacent to **Select** and **River Island**. Other nearby tenants include **Boots**, **New Look**, **Vodafone**, **Stormfront**, **Holland & Barrett** and **Beaverbrooks**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises in its current configuration comprise the following approximate areas:-

Ground Floor Sales	2,397 sq. ft. (222.69 sq. m)
First Floor Storage	2,189 sq. ft. (203.36 sq. m)
Second Floor Ancillary	1,175 sq. ft. (109.16 sq. m)
Third Floor Ancillary	1,437 sq. ft. (133.50 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£49,250
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

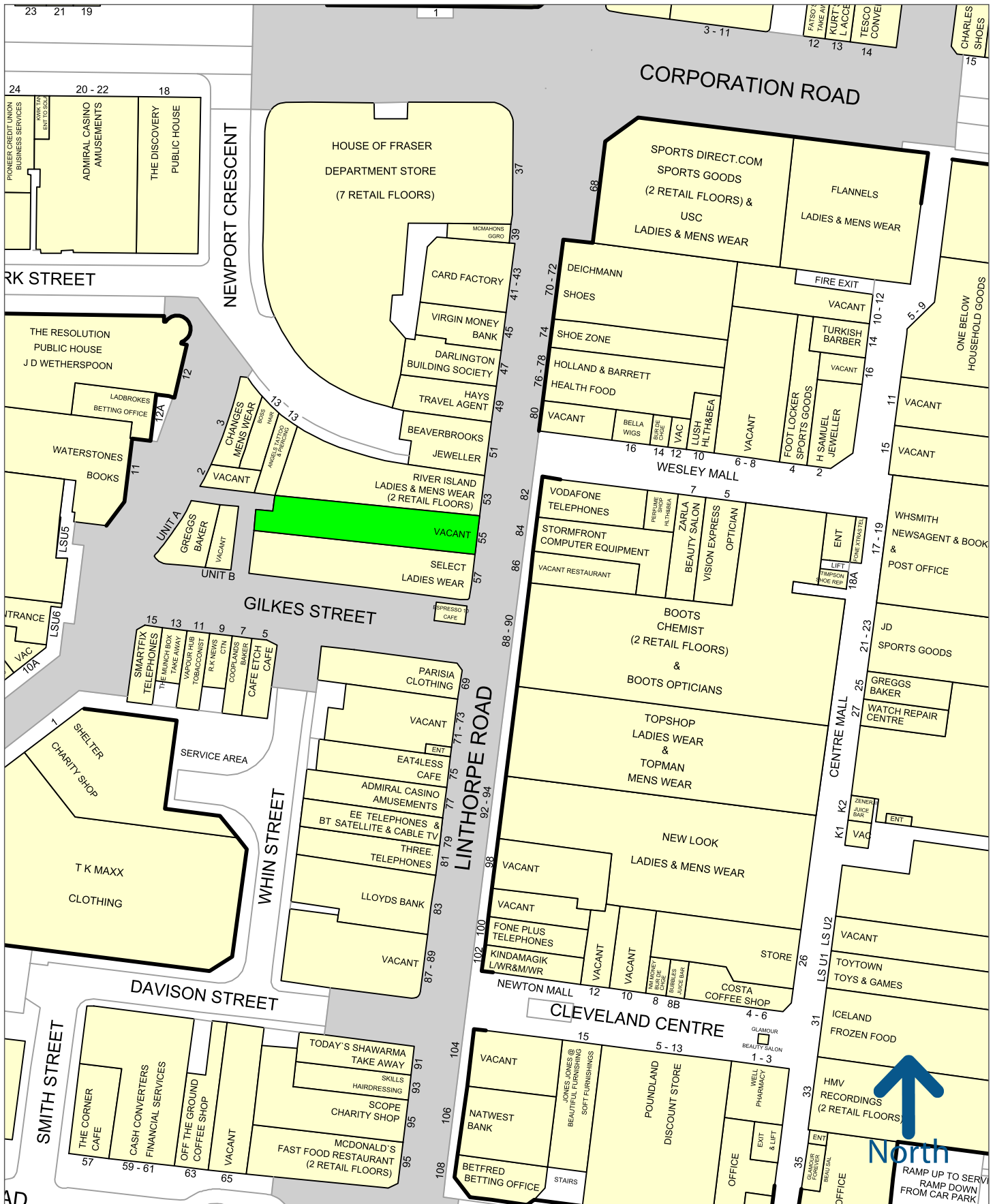
Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
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Subject to Contract



Experian Goad Plan Created: 15/02/2021
Created By: Green and Partners

