

**73 – 75 CORPORATION ROAD, MIDDLESBROUGH, TS1 1LY**  
**PRIME COMMERCIAL LOCATION**

**TO LET**

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**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**www.thomas-stevenson.co.uk**

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#### LOCATION

The premises is located in the popular commercial area of Corporation Road, ¼ of a mile east of Middlesbrough town centre and 200m south of the A66 which is the main trunk road connecting Middlesbrough with the wider Teesside region. Middlesbrough Railway Station is located within ¼ mile of the subject property.

Nearby occupiers include Londis, Middlesbrough Jobcentre, Teesside Combined Court Centre, The Empire and Middlesbrough Town Hall. Subsequently, the area has a high footfall of professionals and commuters.

The property is situated on a major bus route into the town centre and benefits from on-street parking to the front of the building.

#### DESCRIPTION

The premises are currently arranged to provide a residential accommodation. The landlord has proposed that the new tenant reconfigure the accommodation to provide retail/office unit with associated staff amenities and stores.

The property benefits from restricted access entrance, glazed frontage to Corporation Road, double glazed uPVC windows, LED lighting, suspended ceiling and central heating.

The property is suitable for a variety of commercial uses.

#### ACCOMODATION

The property has the following approximate areas:

Ground Floor - 182 sq m / 1,961 sq ft

#### TENURE

The unit is available to let at a passing rent of £15,000 per annum exclusive for a term of years to be agreed.

#### RATING ASSESSMENT

Interested parties should contact Middlesbrough Council for the exact rates payable.

#### SERVICE CHARGE

The property is subject to a service charge which contributes to the repair and maintenance of the common areas and external fabric of the building.

Please enquire for further details.

#### VAT

The property is elected for VAT.

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## **ENQUIRIES**

Contact Jack Robinson / Paul Stevenson to discuss your interest.  
Tel: 01642 713 303

Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

## **VIEWING**

Viewings can be arranged by contacting Thomas: Stevenson directly.

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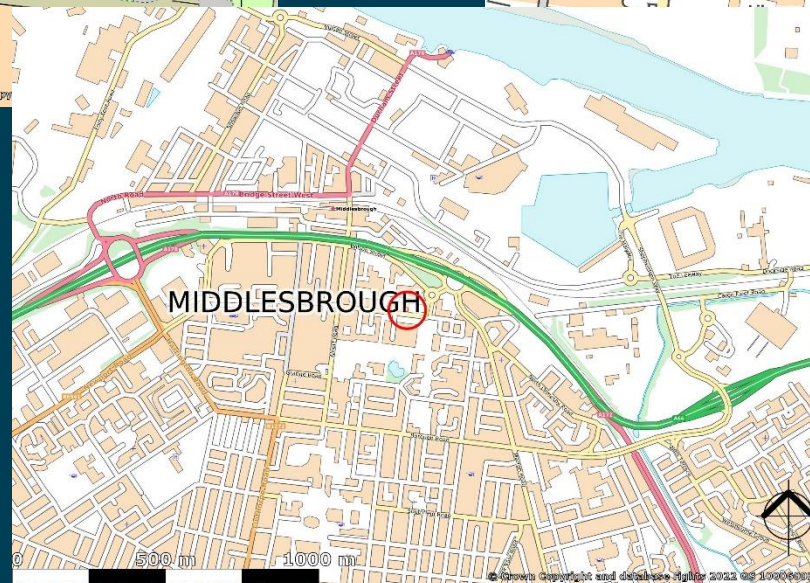
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#### Energy performance certificate (EPC)

73-75 Corporation Road MIDDLESBROUGH TS1 1LY	Energy rating <b>C</b>	Valid until: 31 July 2032 Certificate number: 3036-1807-4129-7521-5524
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Property type: Offices and Workshop Businesses

Total floor area: 327 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

52 C

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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