

**TO LET**



**19 Newport Road, Middlesbrough, North Yorkshire, TS1 1LE**  
**RETAIL UNIT WITH UPPER FLOOR**  
**1,207 Sq Ft**

**PortlandDoddsBrown** 

## 19 NEWPORT ROAD, MIDDLESBROUGH, NORTH YORKSHIRE, TS1 1LE

### Key Features

- Positioned in a busy part of Newport Road
- Open plan ground floor
- Extended to the rear

### Location

The premises are positioned in a busy part of Newport Road in Middlesbrough Town Centre, directly opposite the Bus Station and adjacent to the Hill Street Shopping Centre, the property benefits from exceptionally high footfall and strong visibility.

The area is a well-established retail and leisure destination, surrounded by a diverse mix of shops, cafés, pubs, and national brands. Nearby occupiers include Sports Direct, Burger King, Specsavers and Age Concern

### Description

The property forms part of a parade and is of traditional construction under a pitched roof. To the rear of the premises, there is a single storey flat roofed extension.

The accommodation is arranged to provide open plan ground floor retail area with rear stores with internal staircase leading to the first floor ancillary sales, canteen area and WC facilities.

The property is available to let immediately and may be suitable for a variety of uses subject to necessary planning consents.

### Accommodation

	Sq Ft	Sq M
Ground floor	761	70.7
First floor	446	41.43
<b>TOTAL</b>	<b>1,207</b>	<b>112.13</b>

### Business Rates

The Valuation Office website shows a current rateable value of £17,500 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount should be directed to Middlesbrough Borough Council on 01642 726007.

### Terms

The accommodation is available to let by way of a new lease for a term to be agreed.

### Energy Performance Certificate

This property has a rating assessment of E(103). A full copy of the EPC is available upon request.

### VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

### Additional Information

#### Rent

£14,000 Per Annum

#### Legal Costs

Each party to bear their own legal costs in connection with this transaction.

#### Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

#### Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

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