



26 Rothbury Road, Berwick Hills, Middlesbrough, TS3 7NW

For sale retail unit. Offers IRO £45,000.

- Offers IRO £45,000 to purchase the long leasehold
- Long leasehold (250 years)
- Available vacant
- Available to let £6000 per annum (fri lease with terms to be agreed)
- EPC Rated C
- Suitable for a variety of uses (subject to planning permissions)

Summary

Available Size	914 sq ft
Price	Offers in the region of £45,000
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (52)

Description

A ground-floor retail unit located on Rothbury Road, Middlesbrough, offers approximately 914 sq ft of space, ideal for various retail, office, or service-based uses (subject to necessary consents). The property features a prominent frontage, plenty of natural light, and a flexible internal layout. It includes a retail area, ancillary storage, and a WC. Outside, there's a rear loading bay with parking and additional on-street parking available.

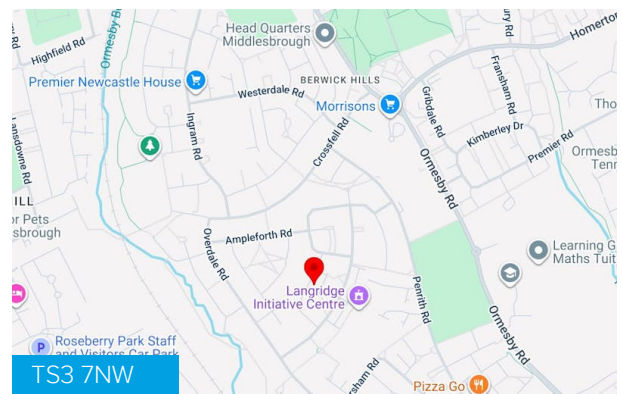
Location

The property is located on Rothbury Road, within a mixed residential and commercial area of Middlesbrough. The location benefits from good transport links, with easy access to the A66 and Middlesbrough town centre. Nearby occupiers include a range of local shops, takeaways, and community services.

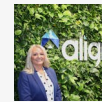
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	914	84.91	Available
Total	914	84.91	



Viewing & Further Information



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