



## 18 Rothbury Road, Berwick Hills, Middlesbrough, TS3 7NW

This ground floor retail unit is for sale at £45,000 and is available to let £6000 per annum.

- Available to let £6000 per annum
- Offers IRO £45,000
- EPC rated C
- For sale long leasehold (250 yrs remaining)
- Ground floor retail unit

## Summary

<b>Available Size</b>	796 sq ft
<b>Price</b>	Offers in the region of £45,000
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	C (54)

## Description

This well-maintained long-leasehold property spans approximately 796 sq ft and comes with a 250-year lease for sale or to let £6000 per annum (terms to be agreed). Rated EPC C, it's ideal for owner-occupation or investment, pending the buyer's own checks. Located at 18 Rothbury Road, this mid-terrace ground floor retail unit features a functional layout, combining retail space with ancillary areas like a kitchen and WC. With efficient energy performance for its age (EPC C) and a neat decorative finish, it's ready to meet a variety of needs.

## 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.

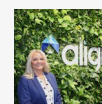
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	796	73.95	Available
<b>Total</b>	<b>796</b>	<b>73.95</b>	



## Viewing & Further Information



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