



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

Retail unit For sale OIRO £45,000 or To Let £6000 per annum  
(incentives available for rental)

- OIRO £45,000 to buy and £6000 per annum to let
- EPC rated D
- Rear loading bay
- Long leasehold (250 years) peppercorn rent.
- Retail unit with office, kitchen, store and WC facilities

## Summary

<b>Available Size</b>	861 sq ft
<b>Price</b>	Offers in the region of £45,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	D (96)

## Description

A fantastic chance to own or rent a retail unit on Rothbury Road in Middlesbrough. This property features a retail area along with extra storage, a kitchen, an office, and WC facilities, covering about 861 sq ft in total.

The space is highly adaptable for various purposes (subject to required consents) and would be attractive to both investors and owner-occupiers. Previously used as a cafe/sandwich shop.

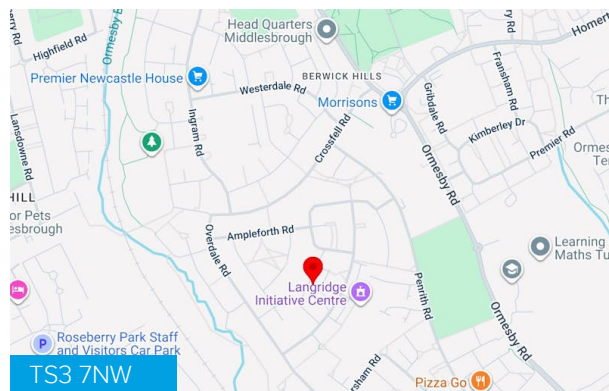
## Location

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.

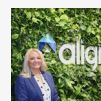
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	861	79.99	Available
<b>Total</b>	<b>861</b>	<b>79.99</b>	



## Viewing & Further Information



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