

UNIT 6, VICTORIA STREET, MIDDLESBROUGH, TS1 5QZ

LIGHT INDUSTRIAL UNIT

TO LET

THE TYRE BAY
VICTORIA STREET
New & Part Worn
Tyres Specialists
(01642) 241 761

Auto Windscreens
CLEARLY GOING PLACES

KEEP CLEAR
ACCESS
REQUIRED
24HRS

GLASS ONLY

EXIDE
CAR BATTERIES SOLD HERE

Fates GATES FITTING CENTRE

ACORN
Auto Servicing
MOT TESTING - Includes Motover
SERVICING & REPAIRS
AIR CONDITIONING REPAIRS

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

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

www.thomas-stevenson.co.uk

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LOCATION

The development is located on Victoria Street just off Newport Road in the Cannon Park area of Middlesbrough town centre.

This is a central location between the principal retail/commercial area of Middlesbrough and the Newport Interchange with the A66.

DESCRIPTION

The property comprises a mid terrace light industrial unit of steel portal frame construction with brick and block elevations clad in profile metal sheet incorporating roller shutter loading door with loading area and forecourt parking.

The property benefits from ground floor workshop, toilets, and reception area.

ACCOMMODATION

Workshop: 99.75 sq m / 1,073 sq ft
WC

TENURE

The unit is available to let at a passing rent of £10,500 pa for a term to be agreed on a full, repairing and insuring lease.

The lease will contain service charge provisions which contribute towards the maintenance of any common parts on the estate.

RATEABLE VALUE

The property has a Rateable Value of £7,000. The property qualifies for small business rates relief. Interested parties should contact Middlesbrough Council for the exact rates payable.

VAT

All rentals/prices are exclusive of VAT where applicable.

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LEGAL FEES

The ingoing tenant will be responsible for the landlord's solicitor fees in respect of this transaction

These are approximately £850 plus VAT

ENQUIRIES

Contact Paul Stevenson to discuss you intertest.
Tel: 01642 713 303

Email: admin@thomas-stevenson.co.uk

VIEWING

Viewings can be arranged by contacting Thomas: Stevenson direct

Subject to contract

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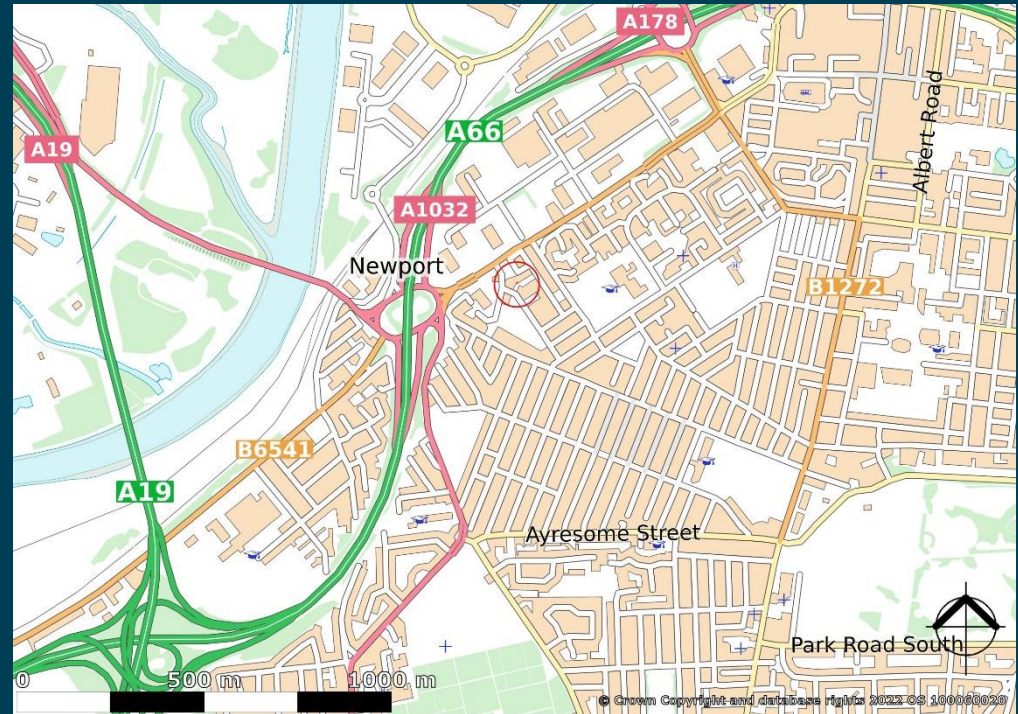
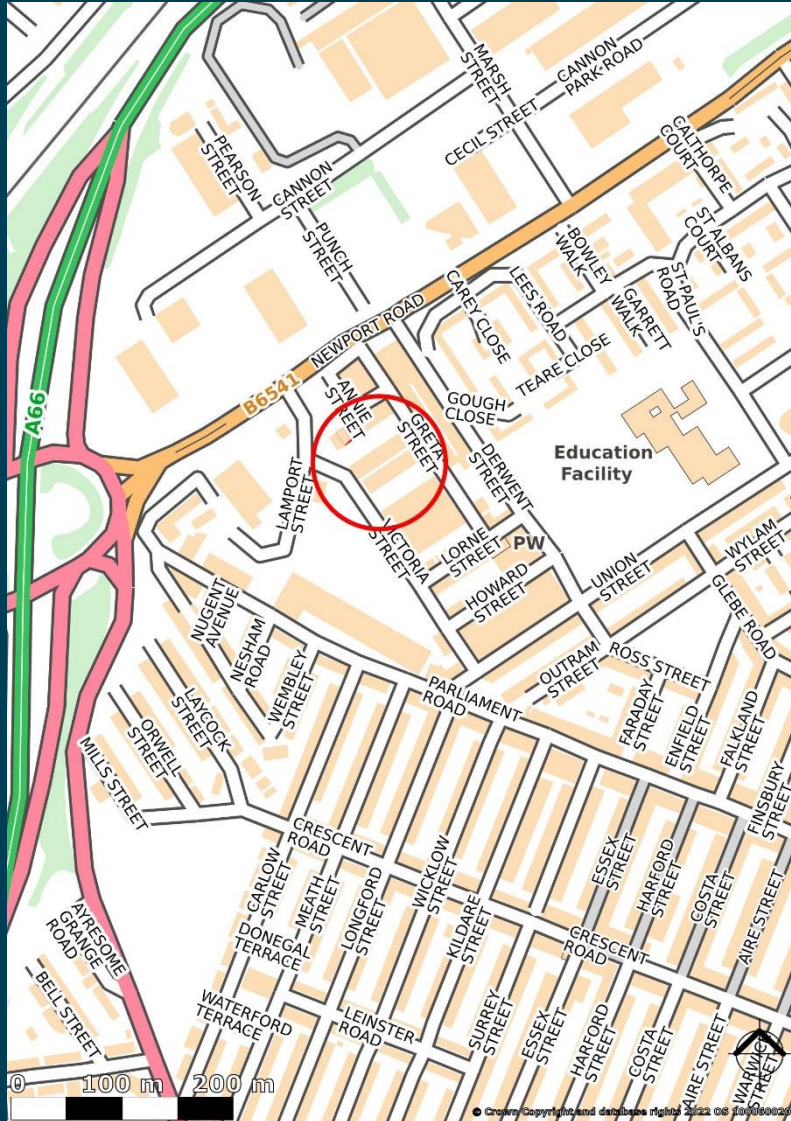
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Energy performance certificate (EPC)

Unit 6 Victoria Street MIDDLESBROUGH TS1 5QZ	Energy rating D	Valid until: 12 January 2030 Certificate number: 9243-3062-0614-0690-2995
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Property type: B1 Offices and Workshop businesses

Total floor area: 100 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 D.

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

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 19 | A

If typical of the existing stock: 55 | C

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

Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	
76-100	D	87 D
101-125	E	
126-150	F	
Over 150	G	

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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Thomas : Stevenson can advise you in respect of:

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Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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