



# TO LET

45 Linthorpe Road, Middlesbrough TS1 5BS

- Prominent Town Centre Location
- Nearby occupiers include Boots, Top Shop, Holland & Barrett, Deichman Shoe, Flannels, USC and Sports Direct
- **Ground Floor Sales**            **95.7 m<sup>2</sup> (1,030 sq ft)**
- **Total NIA**                        **182.7 m<sup>2</sup> (1,968 sq ft)**

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## LOCATION

The subject property is located in Linthorpe Road in a prime location on the pedestrianised western side of the pitch. The property is located immediately opposite The Cleveland Shopping Centre, with nearby retailers including, Boots, Top Shop, Holland & Barrett, Deichman Shoe, Flannels, USC and Sports Direct.

## DESCRIPTION

The property is a mid-terraced modern brick-built retail property providing a retail unit at ground floor and ancillary first floor stores / staff and kitchen. Modern glazed shop front. Aircon.

## ACCOMMODATION

The accommodation provides the following approximate net internal areas and dimensions:

Gross Frontage	7.2 m	(23'07")
Net Frontage	6.6 m	(21'08")
<b>Shop Width</b>	<b>6.9 m</b>	<b>(22'07")</b>
<b>Net Depth</b>	<b>14.5 m</b>	<b>(47'06")</b>
<b>Ground Floor Sales</b>	<b>95.7 m<sup>2</sup></b>	<b>(1,030 sq ft)</b>
First Floor offices & Stores	87.0 m <sup>2</sup>	(938 sq ft)
WC		
<b>Total NIA</b>	<b>182.7 m<sup>2</sup></b>	<b>(1,968 sq ft)</b>

## RATING ASSESSMENT

We understand that the unit is assessed under the 2010 revaluation at £39,750. The current Uniform Business Rate for 2020/21 is 0.498 pence in the £.

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

## LEASE TERMS

The unit is offered on a new 5 year fully repairing and insuring lease. Rent £46,000 per annum exclusive.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as C (70). A full copy will be made available on request.

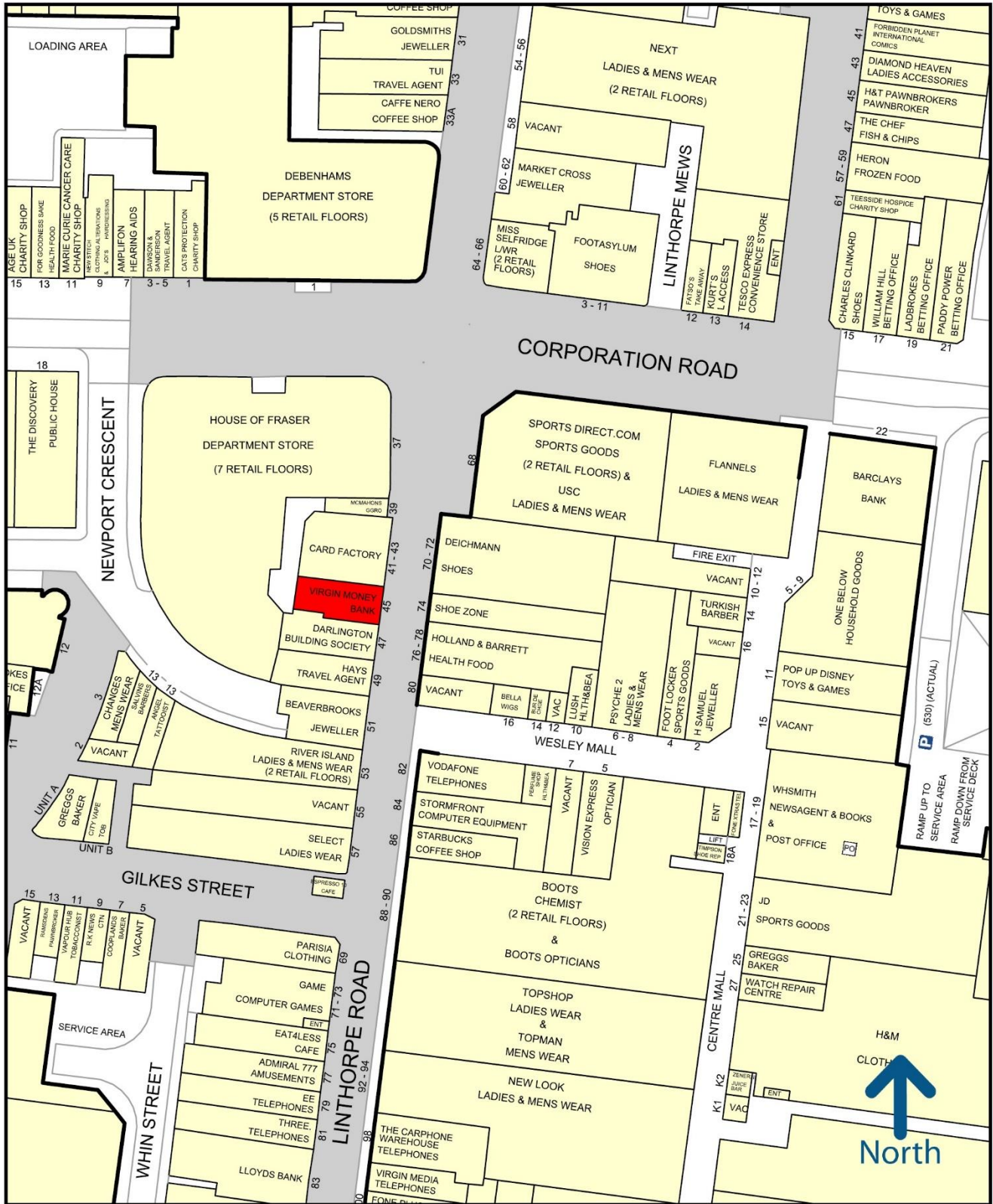
## VIEWING

Strictly through the agents Connect Property North East:

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0 metres



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