



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

Hot food takeaway retail unit for sale by long leasehold £60,000

- Retail unit for sale by auction
- Potential rates relief available
- Suitable for a variety of uses
- EPC rated C
- Previous use hot food takeaway
- Rear loading bay
- 925 sq ft of retail accommodation
- Offers IRO £60,000

Summary

Available Size	925 sq ft
Price	£60,000
Business Rates	N/A
EPC Rating	C (58)

Description

The property is a mid-terrace retail unit within an established shopping parade. It features a main retail area, a storeroom, and WC facilities. Under application with a tenant due to take the premises at £7800 per annum (fri lease).

A rear loading bay provides easy access for deliveries and goods handling.

The unit has planning consent for hot food takeaway use but is versatile enough for various retail and service purposes, subject to the required consents. Rateable Value: £4,950 (Potentially eligible for Small Business Rates Relief – interested parties should check with Middlesbrough Council).

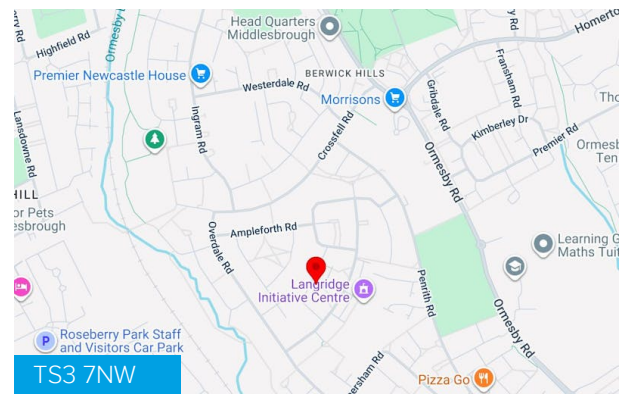
Location

The property is situated on Rothbury Road in a mixed-use area of Middlesbrough, blending residential and commercial spaces. It offers convenient transport links, with easy access to the A66 and Middlesbrough town centre. The neighborhood features various local shops, takeaways, and community services nearby.

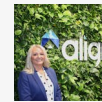
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	925	85.94	Available
Total	925	85.94	



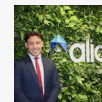
Viewing & Further Information



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