

# To Let

## PROPERTY SUMMARY

- Ground floor sales – 763 sq. ft.
- Total accommodation – 1,520 sq. ft.
- Popular retailing area on Linthorpe Road
- Suitable for a variety of uses subject to necessary planning consents.

**Retail unit**

**157 Linthorpe Road, Middlesbrough, TS1 4AG**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

The property is situated on the west side of Linthorpe Road in close proximity to Borough Road, Middlesbrough Town Centre and the University of Teesside.

This area of Linthorpe Road has a variety of national and local operators and is a popular area for a variety of commercial users

Nearby retailers include Psyche and Triads.

## Description

The property comprises a mid terraced two – storey building with attic of traditional construction under a pitched roof with dormer.

The property provides ground floor retail unit with display frontage together with upper floor storage rooms, and WCs.

The property has recently been used as a restaurant and may be suitable for a variety of uses subject to the necessary planning consents.

## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor retail	70.88	763
First floor storage	47.65	513
Second floor storage	22.76	245
<b>Total</b>	<b>141.29</b>	<b>1,520</b>

## Rates

We have been verbally informed that the rateable value for the property is £14,500 per annum.

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2019-2020 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

Under the Governments Retail Discount Scheme a business rates discount will be applied of one third for each of the years 2019-2020 and 2020-2021.

Rates payable will reduce as follows:

From £7,119.50 pa to £4,746.33 pa (small business).

## Terms

The property is “to let” by way of a new full, repairing and insuring lease at a term of years to be agreed.

Rental offers are invited based on £12,000 per annum.

## Energy Performance Certificate

The property has an energy assessment rating of C(58). A copy of this is available upon request.



## VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Further Information

Strictly through the Sole Agents Dodds Brown.



Richard Brown  
01642 244130

## 157 Linthorpe Road, Middlesbrough, TS1 4AG

Misrepresentation Act 1967 Dodds Brown for itself and for the vendors or lessors of this property whose agents it is give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition necessary permissions to use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Dodds Brown has any authority to make or give any representation or warranty in relation to this property