

PRIME CLASS E UNIT TO LET

MIDDLESBROUGH

57 LINTHORPE ROAD

SUBJECT TO VACANT POSSESSION

Description

Middlesbrough is a major north east conurbation and is the principal retail destination in Teeside.

The subject property is located in a busy section on the prime pedestrianised Linthorpe Road. The property is directly opposite the Cleveland Shopping Centre and is near to **River Island**. Other nearby tenants include **Boots, New Look, Vodafone, Stormfront, Holland & Barrett** and **Beaverbrooks**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises in its current configuration comprise the following approximate areas:-

Ground Floor Sales	2,941 sq. ft. (273.23 sq. m)
First Floor Storage	2,205 sq. ft. (204.85 sq. m)
Second Floor Ancillary	2,845 sq. ft. (264.31 sq. m)
Third Floor Ancillary	2,410 sq. ft. (223.90 sq. m)

Lease

The premises are available subject to vacant possession on a new full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£65,500
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

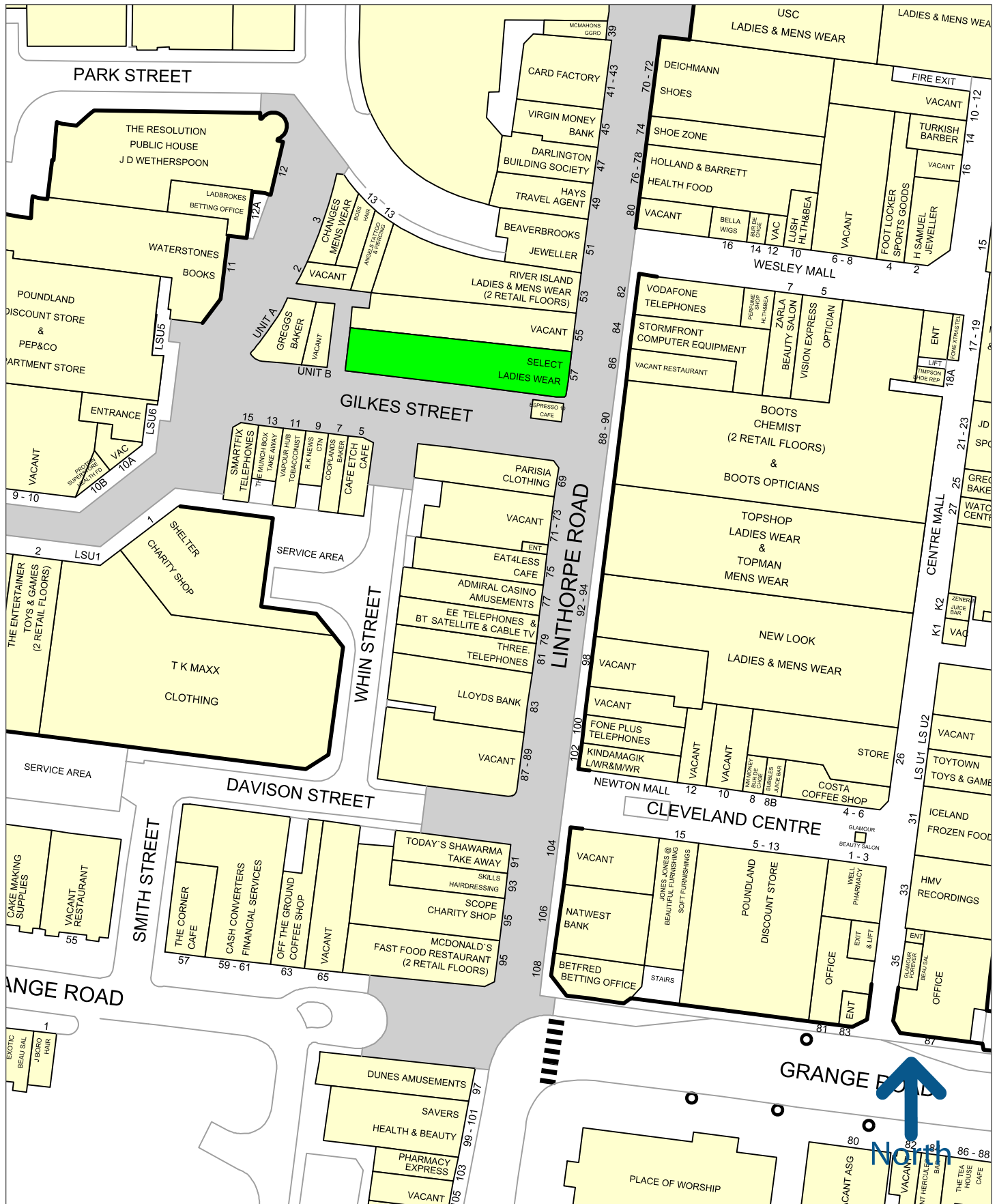
Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 15/02/2021
Created By: Green and Partners



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