

# PRIME CLASS E OPPORTUNITY MIDDLESBROUGH 62a-66 LINTHORPE ROAD



## Description

Middlesbrough is the principal retail destination in Teeside and is the major economic and administrative centre.

The property occupies a prominent corner position in a busy section of the prime pedestrianised Linthorpe Road. The property is directly opposite **Sports Direct** and adjacent to **Footasylum** and **Market Cross Jewellers**. Other tenants in the vicinity include **Next**, **Goldsmiths**, **House of Fraser**, **Deichmann**, **Millets** and **The Body Shop**.

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

## Accommodation

The property is arranged over ground, first, second and third floors providing the following approximate accommodation:-

<b>Ground Floor Sales</b>	1,720 sq. ft.	(159.8 sq. m)
<b>First Floor Sales</b>	1,000 sq. ft.	(92.9 sq. m)
<b>First Floor Storage</b>	265 sq. ft.	(24.6 sq. m)
<b>Second Floor Storage</b>	914 sq. ft.	(84.9 sq. m)
<b>Third Floor</b>	166 sq. ft.	(15.4 sq. m)

## Lease

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

## Rent

Upon application.

## Business Rates

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

<b>Rateable Value</b>	£73,500
<b>UBR (20/21)</b>	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.

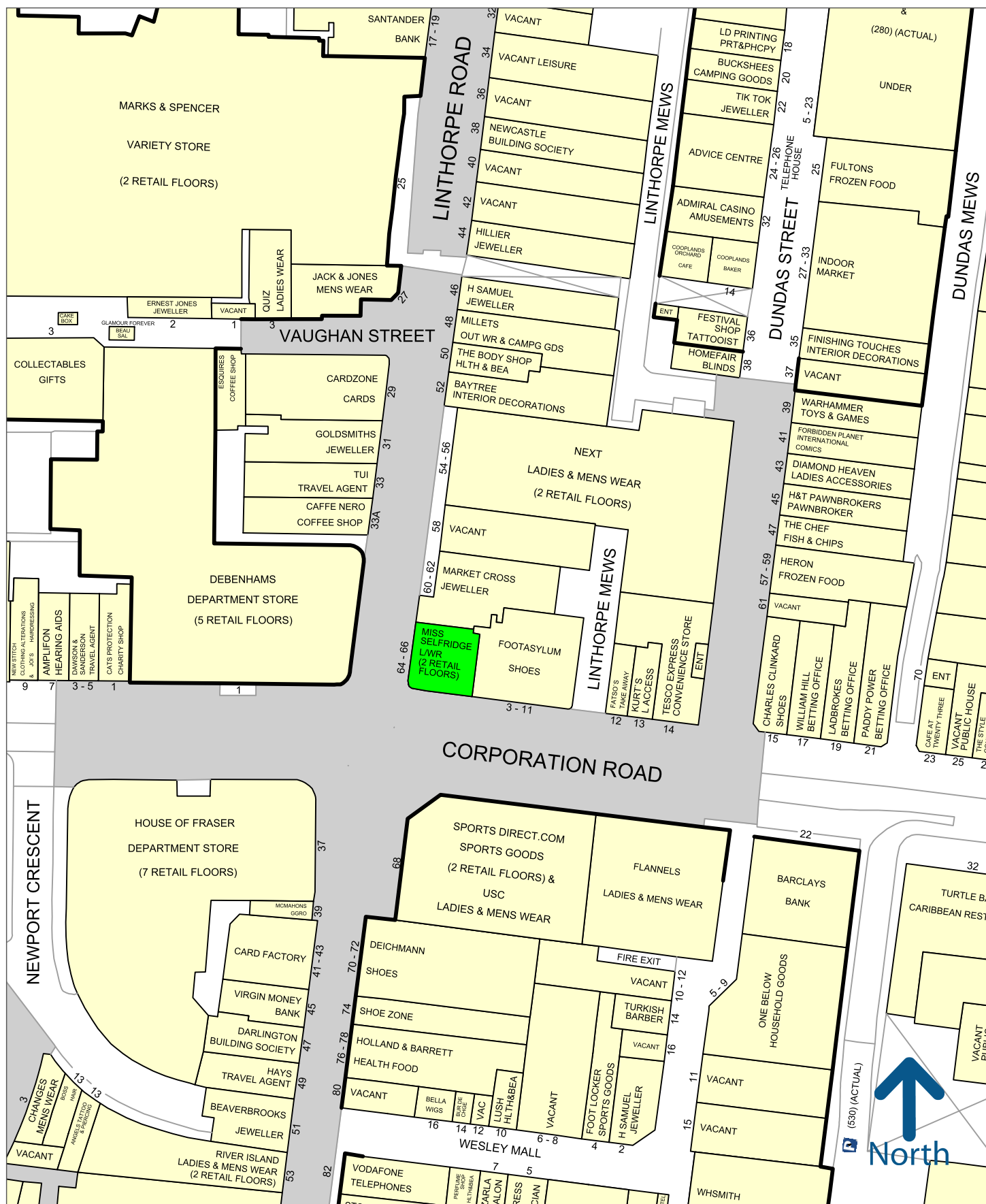
## Viewing

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: 06/05/2021

Created By: Green and Partners



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