PRIME CLASS E OPPORTUNITY MIDDLESBROUGH 62a-66 LINTHORPE ROAD



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:-

Ground Floor Sales	1,720 sq. ft.	(159.8 sq. m)
First Floor Sales	1,000 sq. ft.	(92.9 sq. m)
First Floor Storage	265 sq. ft.	(24.6 sq. m)
Second Floor Storage	914 sq. ft.	(84.9 sq. m)
Third Floor	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:

Rateable Value	£73,500
UBR (20/21)	0.512p

All parties are to 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



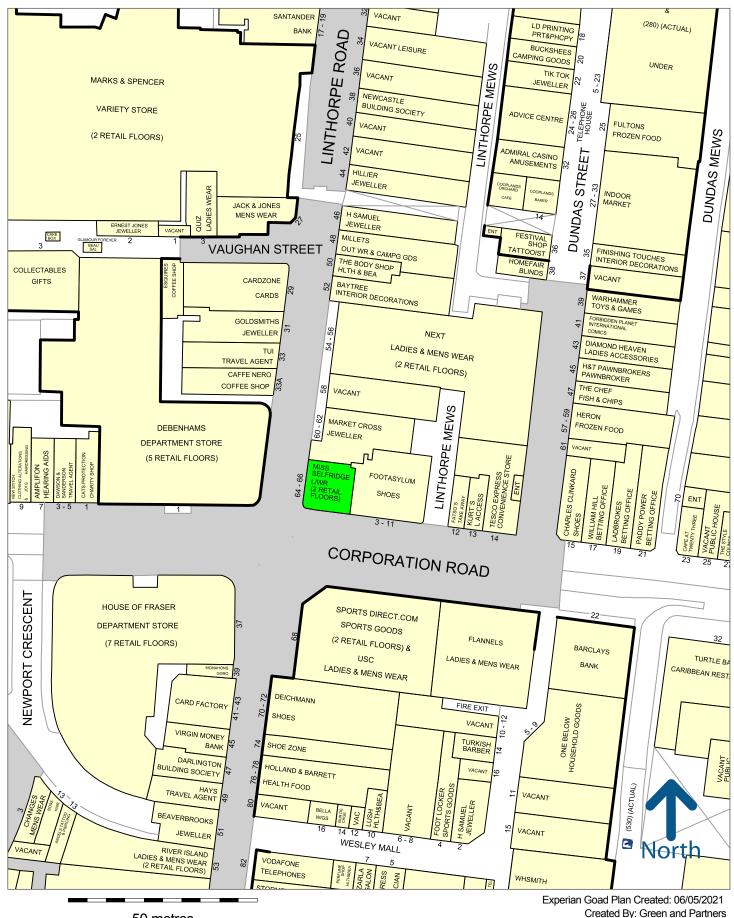
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Middlesbrough





Map data

50 metres

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