

To Let

PROPERTY SUMMARY

- Prominent Ground floor unit
- Suitable for retail, office, bar or restaurant use, subject to planning
- Close to Middlesbrough Town Hall and new bars and restaurants

Ground floor retail unit
55-57 Albert Road, Middlesbrough, TS1 1NG



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The property is on the western side of Albert Road close to the junction with Corporation Road.

Albert Road has a variety of occupiers including office users, bars and banks together with being close to the law courts.

There are good public amenities and parking close by.

The area is undergoing major transformation with the refurbishment of the Town Hall, a new restaurant pitch on Albert Road including Le Bistrot Pierre (Opening July 17) and Turtle Bay (opening April 17) and the conversion of Centre North East into student accommodation

Description

The premises forms part of a three storey mid terraced building which has undergone internal and external refurbishment.

The property comprises a self contained ground floor unit and benefits from a concrete floor, suspended ceilings with full height glazed frontage.

Accommodation

Unit	m ²	Ft ²
Ground floor sales	142.88	1,538
WC	28.89	311
TOTAL	171.77	1,849

Rates

The valuation office website shows a current rateable value of £19,750 per annum.

The current UBR (Uniform Business Rate is 49.0 pence in the pound. For the exact amount payable, please call Middlesbrough Council on 01642 729007.

The valuation office shows a draft rateable value for 2017 is £18,000 per annum.

Estimated rates payable would be £8,388 per annum.

Terms

The property is available by way of a lease for a minimum term of 5 years

Rental offers invited based on £22,500 per annum.

VAT

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

Legal Costs

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

Energy Performance Certificate

This property has an energy rating of D(78) A full copy of the EPC is available upon request.



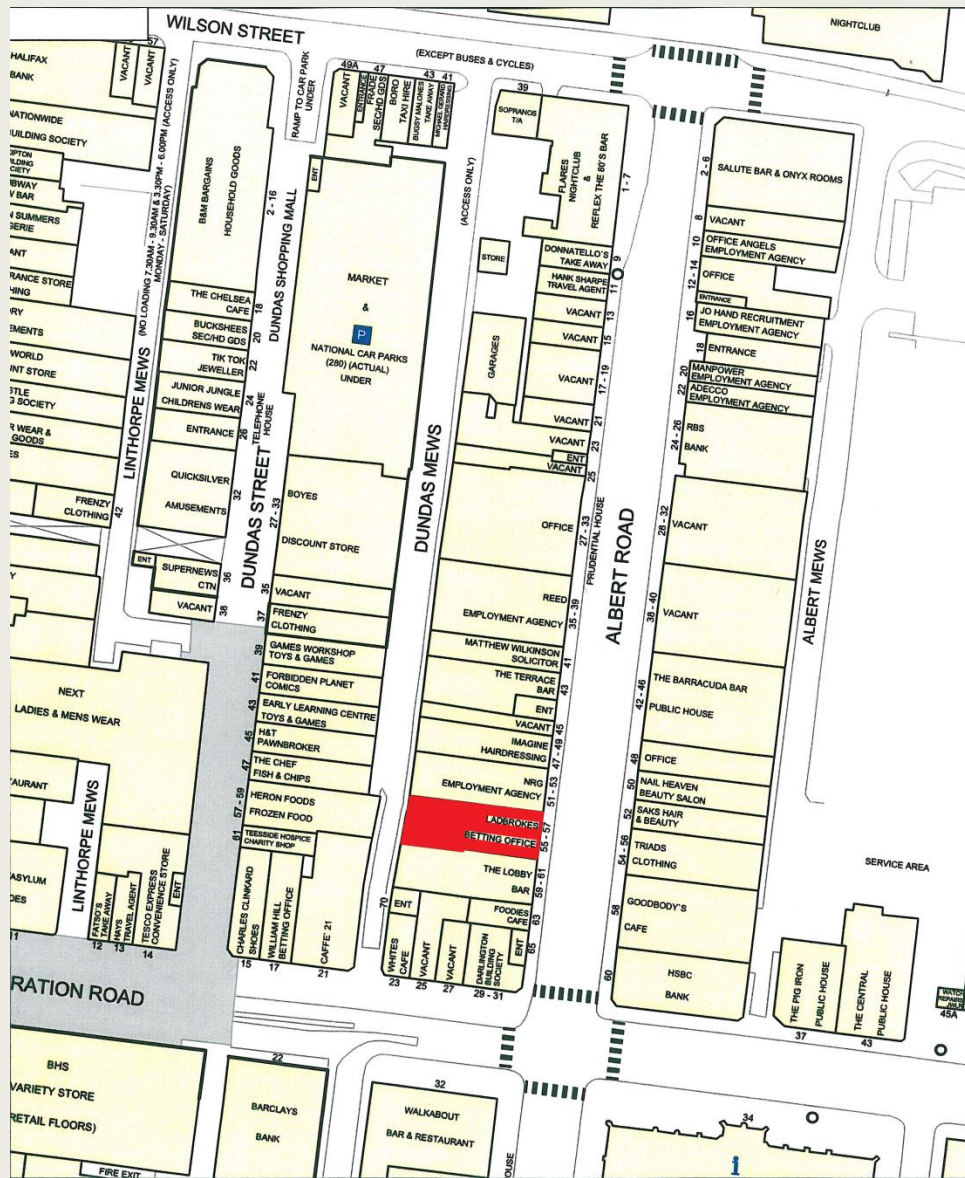
Further Information

Strictly through the Sole Agents Dodds Brown



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