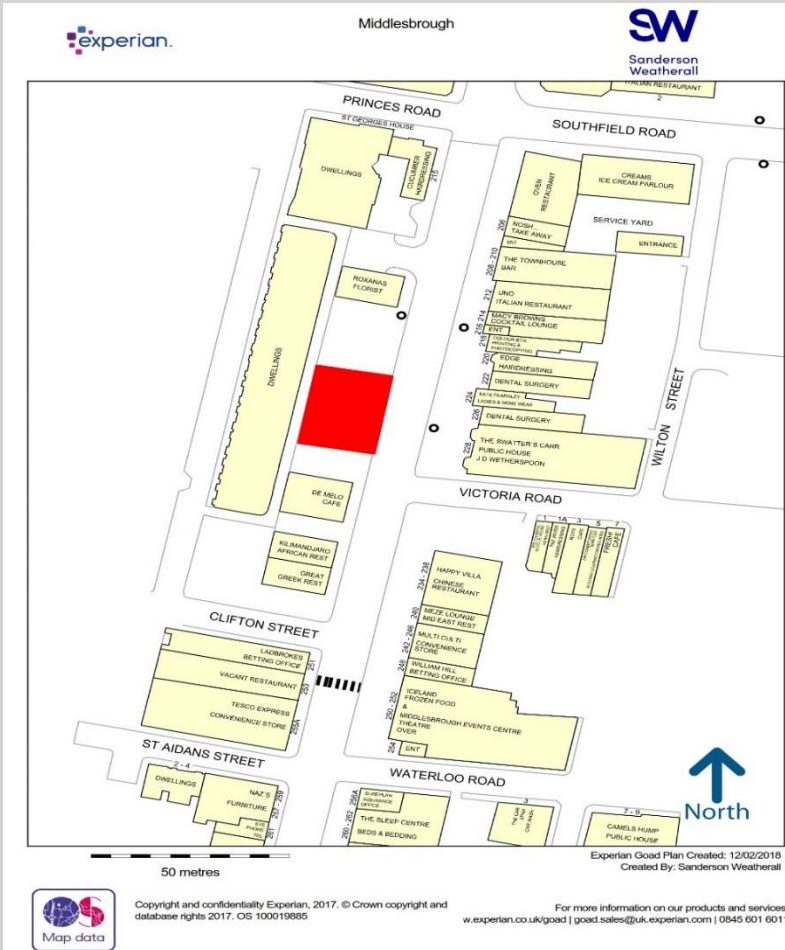




## To Let

**LINTHORPE HALL**  
**248 LINTHORPE ROAD**  
**MIDDLESBOROUGH**  
**TS1 3QP**

- Retail / leisure unit
- Reduced rent £36,000 per annum (approx. £7.70 per sq ft)
- Gross Internal Area (GIA) 4,684 SQ FT
- Fitted out to a basic shell specification, further details on request



## Location

The property is located on Linthorpe Road at the junction with Clifton Street, a short distance from Middlesbrough Town Centre and opposite the Southfield / Victoria Road entrances to The University of Teesside Campus which has a student population of over 29,285 persons. [www.tees.ac.uk/flash/campusmap/uot\\_campus\\_map.cfm](http://www.tees.ac.uk/flash/campusmap/uot_campus_map.cfm)

Nearby occupiers include Tesco Express, Ladbroke's and a range of bars and restaurants. The location also supports a range of niche fashion retail, café and general retail and is perhaps best known for fashion retailer Psyche.

Middlesbrough is situated approximately 40 miles South of Newcastle upon Tyne and 15 miles East of Darlington. The town is the regional commercial centre for the Tees Valley area. Middlesbrough has a resident population of over 533,000.

## Description

The premises form part of "Linthorpe Hall 248" a high spec student halls development and comprise a ground floor retail and leisure units, finished to a shell specification with Student accommodation above. [www.linthorpehall248.co.uk](http://www.linthorpehall248.co.uk).

The ground floor units will have high prominence to Linthorpe Road with the corner having return frontage into Clifton Street which will accommodate the main residential entrance and reception accommodation office.

We are particularly keen to attract quality operators to this development including coffee shop, casual dining restaurant, newsagent, bank, convenience store and hair and beauty businesses.

## Key Points

- 248 Students resident above
- Adjacent to Tesco Convenience store
- Bars / restaurants and opposite
- The University of Teesside Campus across the road
- High visibility with adjacent car parking on site
- Potential for A1 retail, A2 bank/building society, A3 restaurant, A4 pub, A5 hot food takeaway
- Unit 4 comes with rear car park (20 car parking spaces)



## Viewings & Further information

Strictly by prior appointment with the agents:

**Contact:** George Williams  
**Tel No:** 01642 426 922  
**Email:** [george.williams@sw.co.uk](mailto:george.williams@sw.co.uk)

**Contact:** Mark Convery  
**Tel No:** 0191 269 0103  
**Email:** [mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

Sanderson Weatherall  
Roseberry House, 3 Kingfisher Way  
Preston Farm, Stockton on Tees, TS18 3EX

## Tenure

Available by way of a new 10 year Full Repairing and Insuring lease, subject to upward only rent reviews at every 5<sup>th</sup> anniversary at a rent of £36,000 per annum.

## Accommodation

Unit	Width	Depth	Frontage	Sq m	Sq Ft
4	28.0m	15.4m	11.2m	435	4,684

## Service Charge

Full details of the service charge will be available upon request. The initial service budget will be calculated at 60p per sq ft.

## Rates

The development has not yet been assessed by the Valuation Office but the tenant will be responsible for Rates.

## Legal Costs

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

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Registered Office 6<sup>th</sup> Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

June 2018