

THOMAS:STEVENSON

61 Newport Road, Middlesbrough

to-let



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

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www.thomas-stevenson.co.uk

Description

The property is situated on the north side of Newport Road, immediately opposite Middlesbrough Bus Station and its Taxi Rank and immediately to the west of the entrance to the Hill Street Shopping Centre. The location provides a pedestrian route through to the Sainsburys supermarket. Neighbouring uses include a variety of cafés and coffee shops together with specialist boutiques and destination retailers.

The property comprises two storey mid terraced retail premises arranged to provide a large ground floor sales area with ancillary storage and w.c. facilities together with first floor office/storage/kitchen accommodation. Internally the sales area has a suspended ceiling and lighting and is available for immediate occupation and use.

Key information

- office / retail
- Middlesbrough
- 2352 sqft
- Two storey
- Large sales area

Accommodation

The property briefly comprises as follows:

Net Sales Area: 82 sq m (1940 sq ft)

Storage: 23 sq m (252 sq ft)

Wc

First Floor

Office/Stores/Kitchen: 65 sq m (700 sq ft)

Wc

Lease Details

Tenure

The property is available to let by way of a new lease in multiples of 3 or 5 years on full repairing and insuring terms. Rental offers are invited based on £12,000 per annum exclusive. A rent free period or stepped rent may be available subject to lease terms and

status.

Legal costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All rentals/prices are exclusive of VAT if applicable.

Energy performance certificate

The Energy Performance Asset Rating is 73 (Band C).

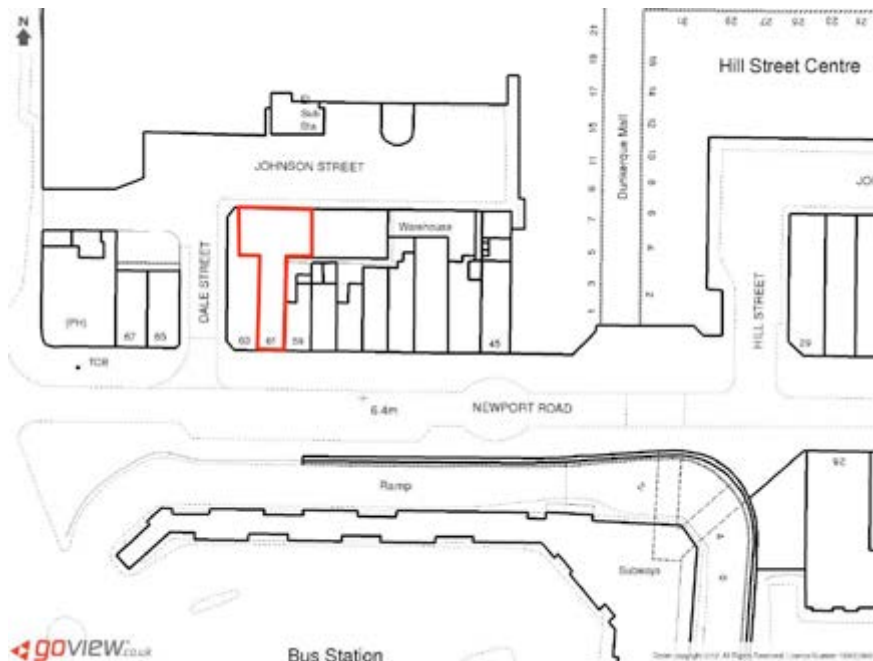


Viewing

Strictly by appointment through this office Neil Thomas

Email: neil@thomas-stevenson.co.uk





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