

**THOMAS:STEVENSON**

**97 Linthorpe Road, Middlesbrough, TS1 5DD**

**to-let**



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

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## Description

The premises are situated at the junction of Linthorpe Road and Grange Road in the heart of Middlesbrough Town centre. This is the junction of the pedestrianised and non-pedestrianised part of the Town Centre.

Other occupiers in the immediate vicinity include McDonalds, Savers, Thomas Cook, Lloyds and Barnacles. The junctions of Bedford Street and Baker Street are close by with the numerous restaurants, micro-pubs and bars.

The upper floors have their own separate access from the Linthorpe Road frontage. The premises have traded as bar/public house for many years and retain all the necessary infrastructure of WC's, Cellar area, and Bar area. The premises do however require a refurbishment.

## Key information

- retail
- Middlesbrough
- 2345 sqft

## Accommodation

First Floor: 1,744 sq ft  
Second Floor: 601 sq ft

## Tenure

The premises are available on a new lease for a term of years to be agreed at a rent of £15,000 per annum.

## Rating assessment

We understand that the Premises have a Rateable value of £6,000.

## VAT

All prices are quoted exclusive of VAT.

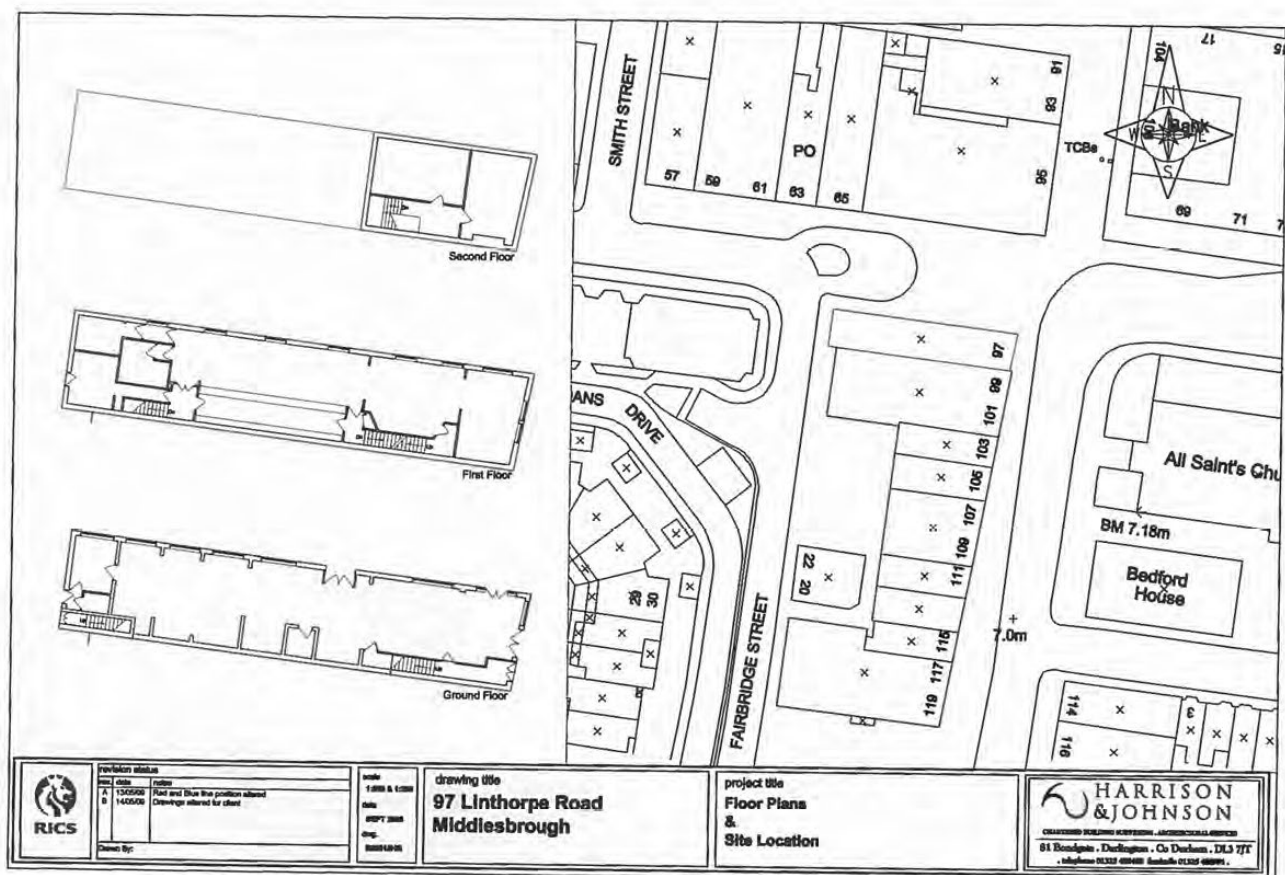
## Energy assessment certificate

The Energy Performance Asset Rating is 167 (Band G).

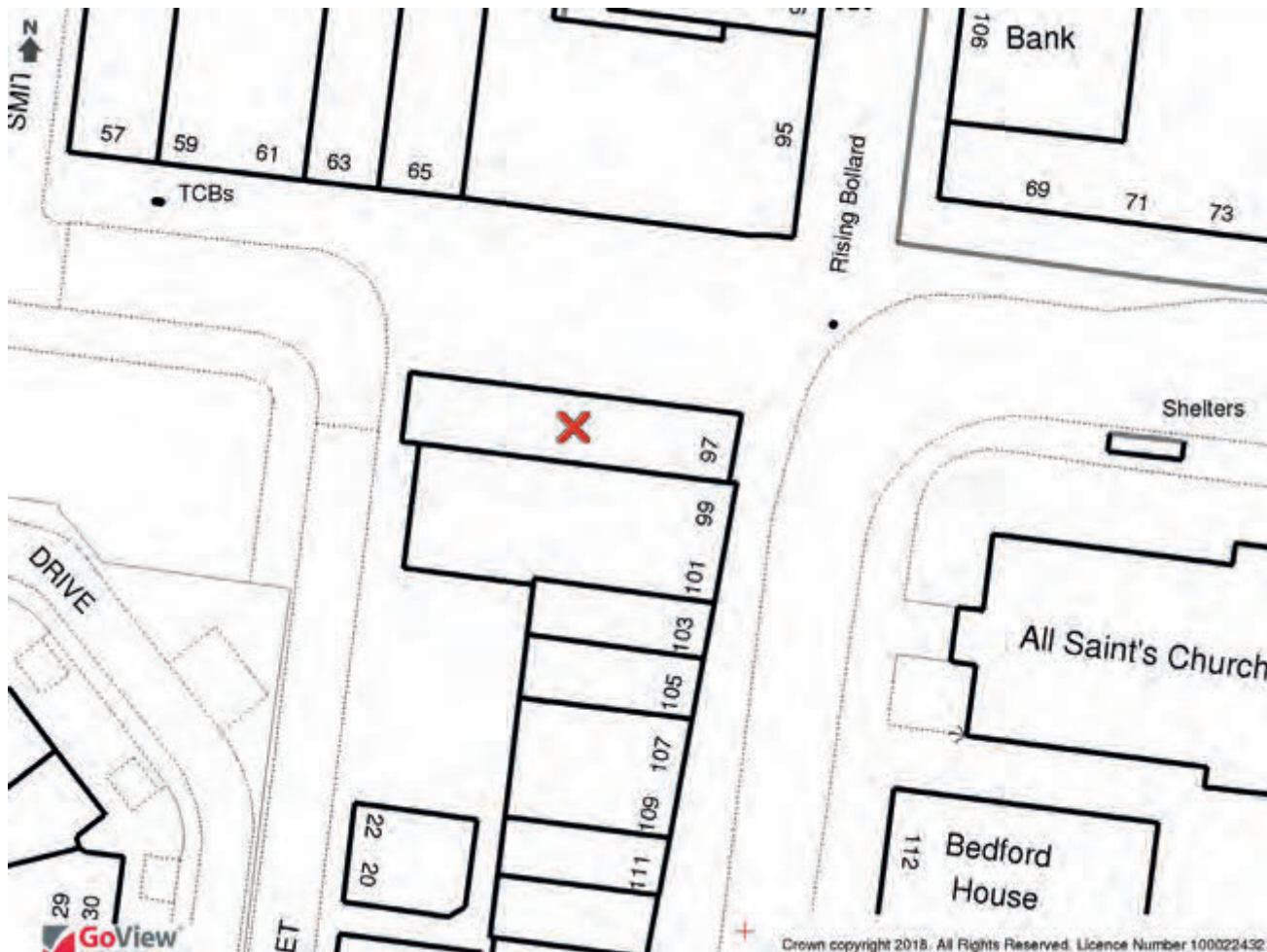


## Viewing

Contact Paul Stevenson On 01642 713303.







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