



Location

Middlesbrough is one of the largest towns in the north east and the principle retail destination in Teesside.

The subject premises occupy a busy location in a prime position on pedestrianised Linthorpe Road. The property is a corner unit directly opposite Cleveland Shopping Centre and is near to McDonalds, Lloyds Bank, Natwest and New Look.

The Landlord has successfully secured A3 planning consent for the premises so restaurant and cafe uses will also be considered.

Accommodation

Ground Floor	3,068 sq ft	285.13 sq m
First Floor Ancillary	2,568 sq ft	238.66 sq m
Second Floor Ancillary	745 sq ft	69.24 sq m
Total	6,381 sq ft	593.03 sq m

Lease Term

Available by way of a new 10 year FR&I lease, with a 5th year rent review.

Contact

Jack Hesketh
+44 (0)20 7317 3731
jhesketh@klmretail.com

Rent

£75,000 per annum exclusive.

Rates

Rateable Value	£81,000
UBR	0.493 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Energy Performance Certificate

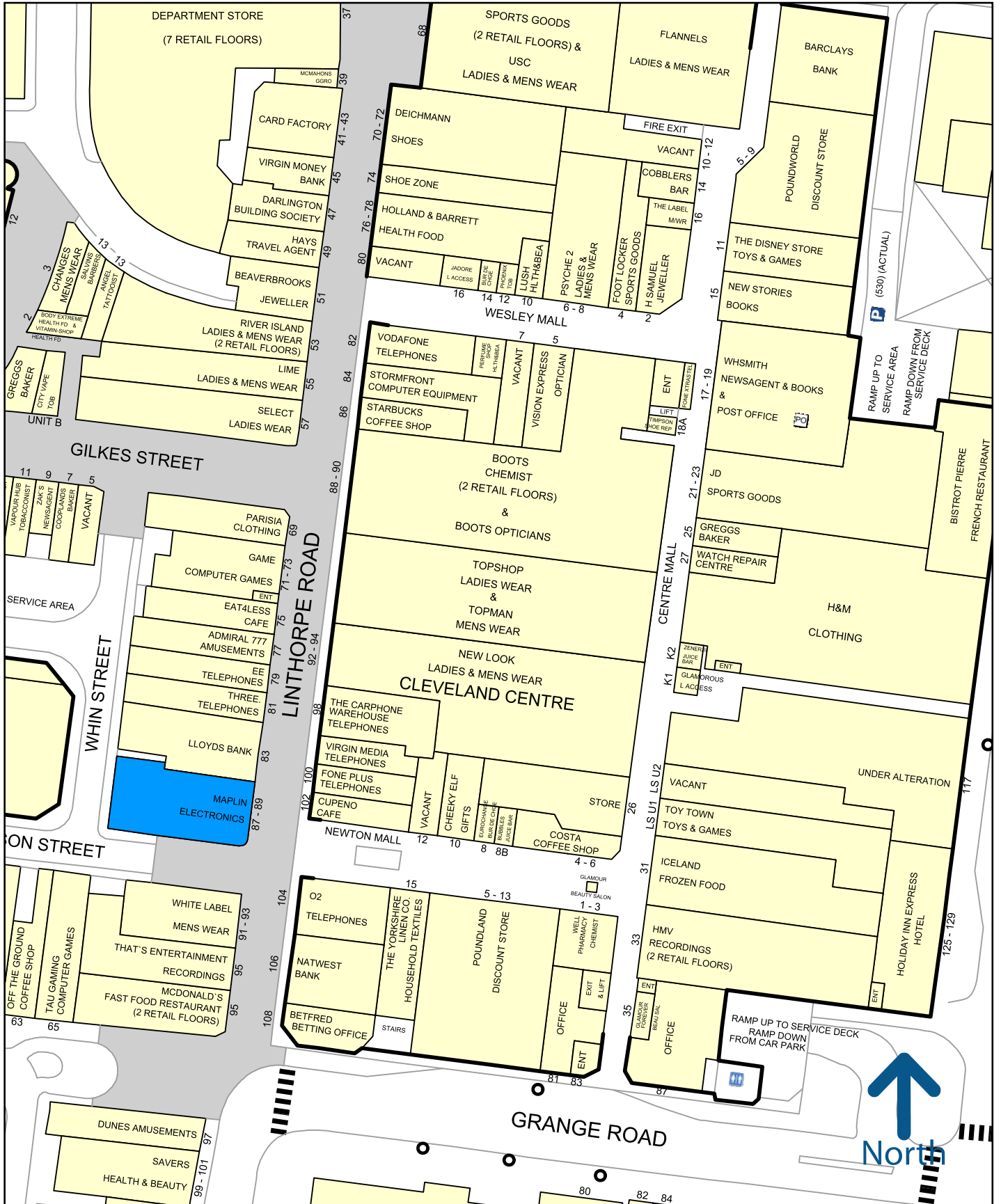
Available upon request.

Costs

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

Or through our joint agents

Ian Angus
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0191 280 4235



50 metres

Experian Goad Plan Created: 12/04/2018
Created By: Kitchen LaFrenais Morgan

