

PRIME RETAIL UNIT – FOR SALE OR TO LET

58 LINTHORPE ROAD, MIDDLESBROUGH TS1 1RA

LOCATION

The property is situated in a 100% prime location on pedestrianised Linthorpe Road opposite the principal entrance to the Hill Street Shopping Centre and adjacent to **Next** and **Market Cross Jewellers**. Other retailers in the vicinity include **Debenhams**, **House of Fraser**, **Sports Direct**, **Miss Selfridge**, **Café Nero**, **Goldsmiths** and **Clintons** as indicated on the attached Goad extract.

ACCOMMODATION

The accommodation is arranged on ground, basement and two upper floors and offers the following approximate floor areas and dimensions:-

Gross Frontage	30 ft 2"	(9.2 m)
Internal Width	27 ft 8"	(8.4 m)
Ground Floor Sales	2337 sq ft	(217.1 sq m)
Basement Store	2922 sq ft	(271.5 sq m)
First Floor Sales/Store	1,768 sq ft	(164.3 sq m)
Second Floor Store	339 sq ft	(31.5 sq m)

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rent of **£50,000 per annum exclusive**.

FREEHOLD SALE

The Freehold interest with Vacant Possession is available and offers are sought in the region of **£450,000 excl**

BUSINESS RATES

We are verbally advised the Local Rating Authority that the premises are assessed as follows:-

Rateable Value	£56,000
Rates Payable April 2019/2020	£45,297

Interested parties are advised to make their own enquiries of the Local Authority for verification of the above.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is available upon request at this office.

LEGAL COSTS

Each party to bear their respective legal costs incurred in connection with the transaction.

VAT

All figures quoted in these terms are exclusive of any VAT that may be payable.

VIEWING/FURTHER INFORMATION

Strictly through appointment with @retail:

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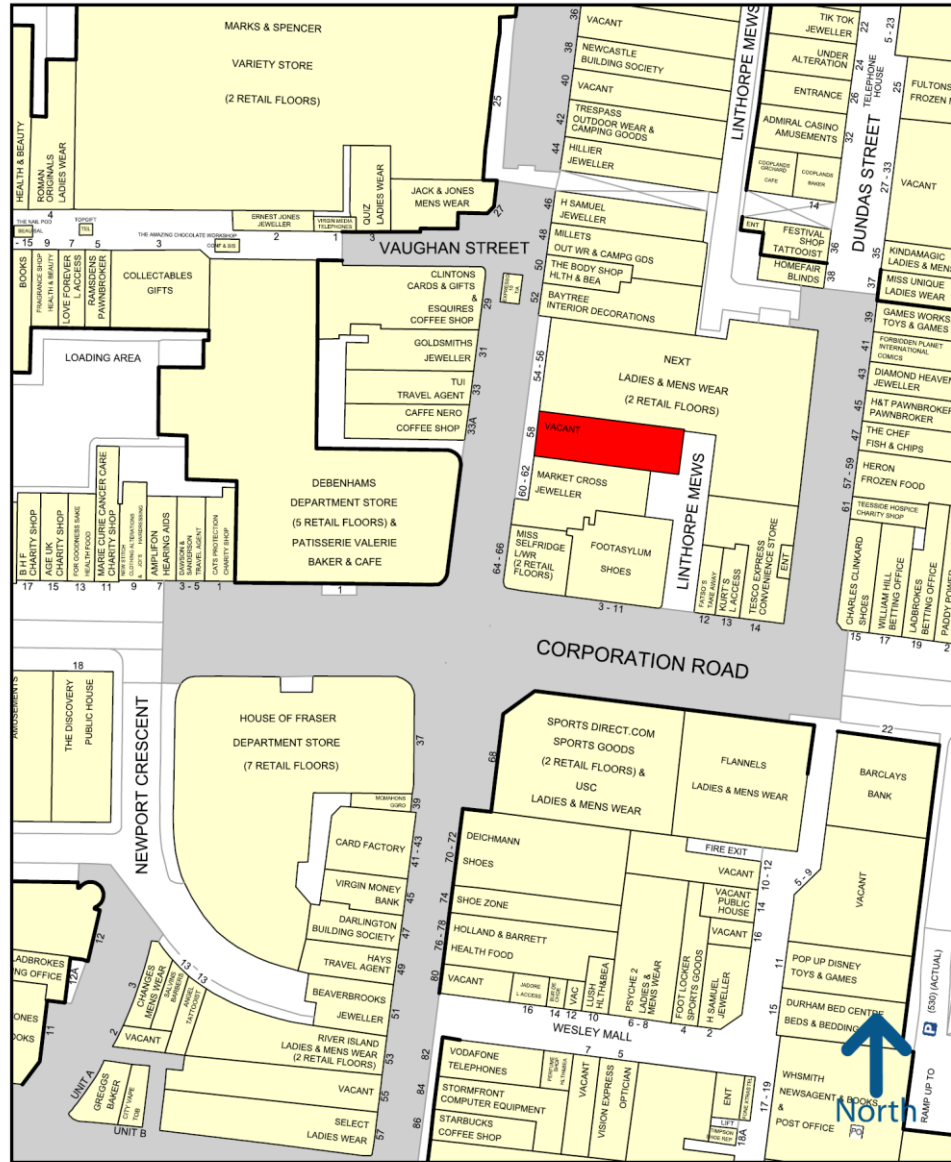
Or
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March 2019





Middlesbrough



Experian Goad Plan Created: 15/03/2019
Created By: ATF Retail

50 metres



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