

Thomas : Stevenson

To Let

127 LINTHORPE ROAD MIDDLESBROUGH



Location

The property is located in the popular section of Linthorpe Road just outside the pedestrianised pitch. Nearby occupiers include Greggs, William Hill, Barnacles Fish & Chip Restaurant, Walmsleys Furnishings and Thomas Cook.

Description

The property provides a deep retail unit giving clear open accommodation suitable for a wide variety of users. The premises benefit from a modern aluminium framed shop front with linear ground floor space. The upper floors are accessed at the front and rear of the property and there is a fire escape to the rear.

Accommodation

Gross Frontage:	16 ft (4.87 m)
Internal Width:	15 ft 6 inch (4.72 m)
Shop Depth:	83 ft 3 inch (25.4 m)
Net Sales Area:	1,215 sq ft (113 sq m)
Anc upper floors:	980 sq ft (91 sq m)

Proposed Terms

The premises are available to let by way of a new lease in multiples of 3 or 5 years for a number of years to be agreed on full repairing and insuring terms at an asking rental of £15,000 per annum exclusive.

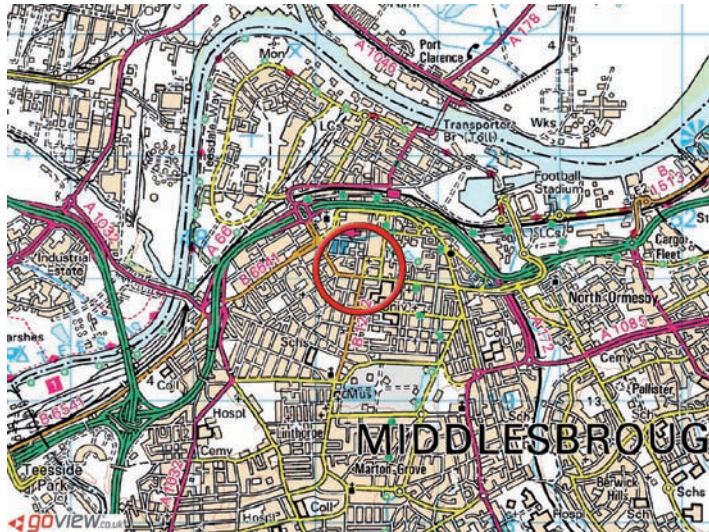
Rating assessment

The premises have a rateable value of £22,500. For the precise rates payable interested parties should contact the Local Authority.

Viewing

Access can be arranged via Thomas : Stevenson
01642 713303

Subject to Contract



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH Thomas Stevenson. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

