

Thomas : Stevenson

# To Let

## SHOP

### 9 NEWPORT ROAD, MIDDLESBROUGH



#### Location

The property is located in a good secondary location within the pedestrianised heart of Middlesbrough Town Centre. Located close to the junction of Newport Road, Corporation Road and Linthorpe Road the building is close to retailers such as Binns, Debenhams, Jessops and Pagebet.

#### Description

The property provides 2 storey accommodation with open plan retail sales area on the ground floor with staff and storage facilities on the first floor. The modern shop front provides large open windows and there is a roller shutter for enhanced security over the front door.

#### Accommodation

Gross Frontage:	5.4 m (17ft 9 inches)
Net Internal Width:	5.27 m (17 ft 3 inches)
Shop Depth:	19.52 m (64 ft)
Built Depth:	19.52 m (64 ft)
Net Sales Area:	89 sq m (958 sq ft)
First Floor:	48.3 sq m (520 sq ft)

#### Rating Assessment

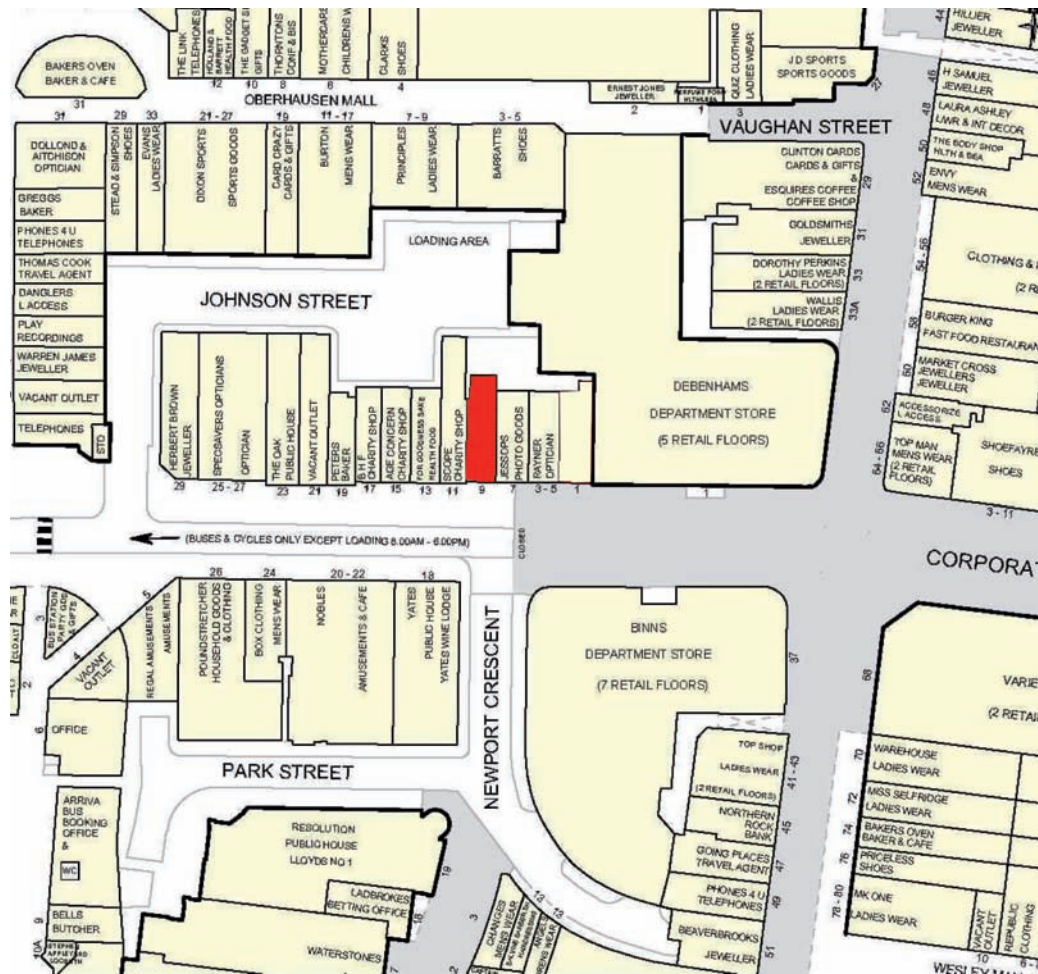
The premises have been assessed for rating purposes as Shop and Premises with a Rateable Value of £23,750

#### Tenure

The premises are available on a new lease for a term of years to be agreed at a rental of £25,000 per annum.

#### Viewing

By appointment with sole agents Thomas : Stevenson contact Paul Stevenson on 01642 713303



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