

Thomas : Stevenson

# To Let

## RETAIL UNIT WITH A2 CONSENT 25 CORPORATION ROAD, MIDDLESBROUGH



### Location

The property is situated on the north side of Corporation Road between Albert Road and Linthorpe Road in Middlesbrough town centre.

This is a well established town centre retail and commercial location between the prime retail area of Linthorpe Road and the principal public and private sector office areas of Albert Road and Corporation Road. Neighbouring occupiers include Darlington Building Society, Johnsons Cleaners, Whites Café, William Hill and HSBC Bank.

### Description

The property comprises a three-storey, mid-terrace building arranged to provide a ground floor lock-up retail unit together with separate self-contained storage accommodation to the first and second floor floors.

### Accommodation

Net Frontage:	4.91 m
Shop Depth:	18.23 m
Ground Floor Sales Area:	103.12 sq m (1110 sq ft)
Staff Room:	76.65 sq m (190 sq ft)
Male and female w.c.'s.	
First Floor	
Rooms:	101.30 sq m (1090 sq ft)
Second Floor	
Rooms:	45.70 sq m (491 sq ft)

### Lease Details

The property is available to let as a whole by way of a new lease on effectively full repairing and insuring terms for a period of 15 years incorporating 5 yearly upward only rent reviews.

Rental offers are invited based on £35,000 per annum exclusive.

### Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs in connection with the transaction.

### VAT

All rentals/prices are exclusive of VAT where applicable.

### Viewing

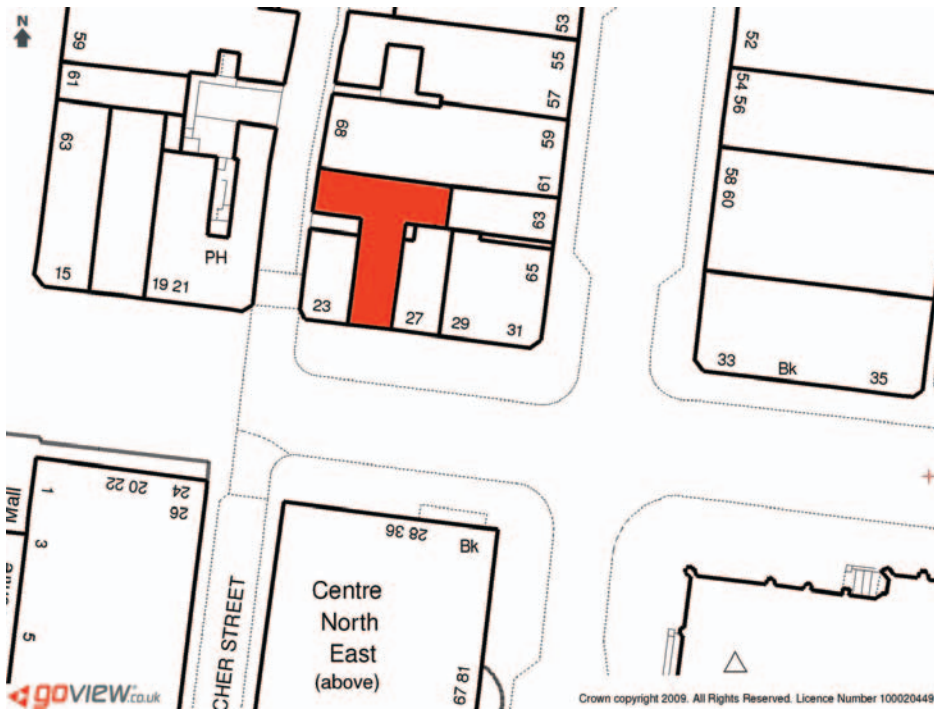
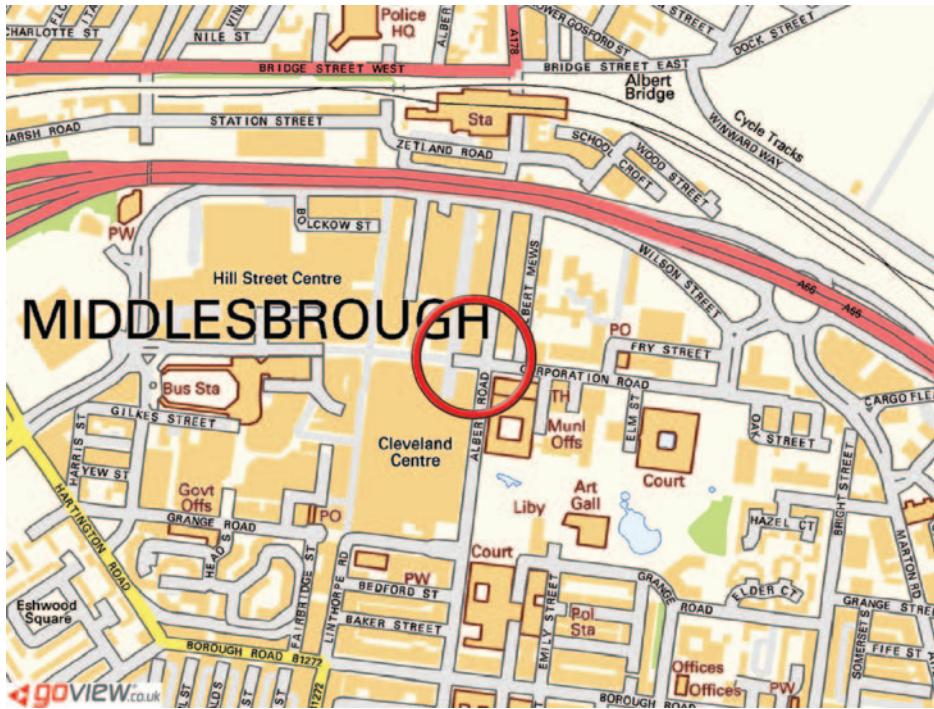
Strictly by appointment through this office

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### Subject to contract



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