

Thomas : Stevenson

Shop To Let

91 GUISBOROUGH ROAD NUNTHORPE, MIDDLESBROUGH



Location

The property is located within the principle shopping parade adjacent to the railway station within Nunthorpe a predominantly private residential suburb approximately 6 miles south of Middlesbrough town centre. The locality accommodates a variety of retail and service uses including Spar convenience store, Doctors Surgery, Pharmacy, Butchers, Bakers, Estate Agents, Pizza Takeaways and Children's Nursery with Primary and Secondary Schools close by.

Description

The property comprises a ground floor lock up retail unit with display frontage providing main sales area with ancillary Storage and WC facilities to the rear.

Accommodation

Internal width	6.06m (19'11")
Sales depth	14.39m (47'3")
Net Sales area	71 sq m (762 sq ft)
Stores/Kitchen	31 sq m (336 sq ft)
Total	102 sq m (1098 sq ft)
Wc.	

Business Rates

Interested parties should contact the Local Authority for details of the business rates payable.

Proposed Terms

The premises are available by way of a new 15 year lease with 5 yearly rent reviews on an effectively full repairing insuring basis. Rental offers are invited based on £15,000 per annum.

Legal Costs

Each party will be responsible for their own legal costs on completion of a transaction.

VAT

All rents/prices quoted are exclusive of VAT if applicable.

Viewing

Strictly by appointment through this office
Lindsay Pearson
Email: lindsay@thomas-stevenson.co.uk

Subject to contract



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