

Thomas : Stevenson

To Let

RETAIL UNIT

140 LINTHORPE ROAD, MIDDLESBROUGH



Location

The property is situated on the East side of Linthorpe Road at the junction with Borough Road adjacent to Swinton Insurance and Teesside University and close to the Psyche Store in Middlesbrough Town Centre. Linthorpe Road is the principal retail location within Middlesbrough and this locality has established itself as the niche retail quarter in the town.

Description

The property comprises a ground floor retail unit with together with first floor office, workroom, stores and staff facilities with further rooms to the second floor. The property has the benefit of an A3 restaurant consent M/FP/0562/08/P but is also suitable for uses within class A2 (financial services) or class A1 (general retail).

Accommodation

Ground Floor Retail Unit	
Net frontage:	5.13 m (16'10")
Shop Depth:	17.80 m (58'4")
Sales Area:	78.00 sq m (840 sq ft)
Rear w.c. & kitchenette	
First Floor	
Office/Prep & Staff	66.80 sq m (719 sq ft)
Second floor	
Office/Stores	57.60 sq m (620 sq ft)

Business Rates

Interested parties should contact Middlesbrough Council Business Rates department for details of the business rates payable on 01642 245432.

Proposed Terms

The property is available to let by way of a new lease with 3 or 5 yearly rent reviews on full repairing and insuring terms at an initial rental of £18,000 per annum exclusive payable quarterly in advance.

Trading History/References/Bond

Prospective tenants will be required to demonstrate a track record in business and supply bank and trade references. New businesses will be required to pay a rental bond/deposit of 6 months to one years rent.

Legal Costs

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

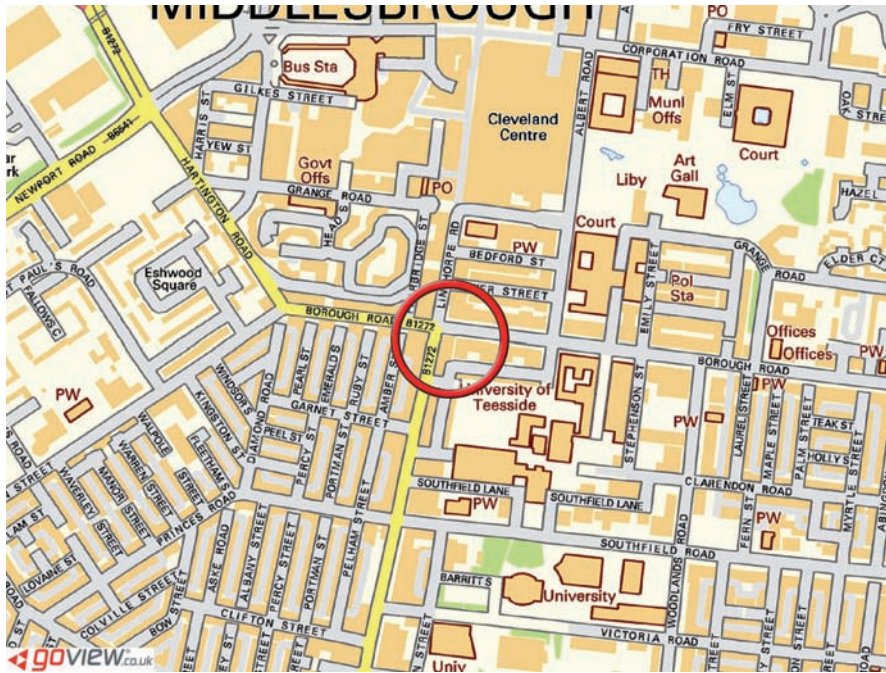
VAT

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

Viewing

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

Subject to Contract



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