

TO LET - Rent - £13,500 per annum, exclusive

Unit 1 Norfolk Place

Berwick Hills, Middlesbrough, TS3 7PB

Ground Floor Retail Unit

CARVER

COMMERCIAL

CHARTERED SURVEYORS
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SITUATION/LOCATION

The property is situated at the end of an attractive parade of similar properties approximately 2 miles south east of Middlesbrough town centre and amongst a range of established occupiers. The parade incorporates businesses including Ladbrooks, One Stop, Morrisons and the Post Office together with a number of local businesses. The property lies some 2 miles south east of Middlesbrough town centre with swift access across the region via the A66.

PREMISES

Ground floor lock up retail premises comprising open plan and versatile sales area with rear store, kitchen and wc. The unit incorporates glazed window frontage with steel security shutter and may suit a variety of business uses subject to any necessary statutory consents. Externally there is ramped vehicular access at the rear and parking.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	71.74sq.m.	772sq.ft.
Rear Store	15.02sq.m.	162sq.ft.
Kitchen	2.21sq.m.	23sq.ft.
Net Internal Area	88.97sq.m.	957sq.ft.

COSTS

Each party will be responsible for their own legal costs in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £13,250. The property falls within the threshold for small business relief and eligible occupiers should benefit from small business relief. Interested parties are advised to take up further enquiries with the Local Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E - 121



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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