

RETAIL OPPORTUNITY

71-73 Linthorpe Road, Middlesbrough TS1 5BU



ASK!

**£80,000
PER ANNUM**

OR

**£800,000
FREEHOLD**



PRIME RETAIL UNIT SITUATED ON LINTHORPE ROAD IN MIDDLESBROUGH TOWN CENTRE

- Ground floor of 213.65 sq m (2,300 sq ft) with Basement, First and Second floor ancillary
- Nearby operators include House of Fraser, Caffé Nero, Starbucks, River Island, Holland & Barratt & Topshop
- Linthorpe Road provides access to Middlesbrough's three main shopping centres and the unit is directly opposite the Cleveland Shopping Centre

Location:

The property is situated in a 100% prime location on the pedestrianised Linthorpe Road opposite the Cleveland Shopping Centre.

Nearby occupiers include House of Fraser, Caffé Nero, Starbucks, River Island, Holland & Barratt, Topshop and TK Maxx.

Description:

The premises comprise of a mid terrace, three storey brick building with a single storey extension to the rear with a yard / car park for 3-4 cars.

The ground floor is currently used for sales with unused storage at the basement. In addition, there is a first and second floor with self-contained access.

Accommodation:

Ground Floor Sales:	165.83 sq m	(1,785 sq ft)
Ground Floor Staff / Stores:	47.84 sq m	(515 sq ft)
Basement Stores:	89.65 sq m	(965 sq ft)
First Floor Offices:	80.08 sq m	(862 sq ft)
Second Floor Offices:	78.03 sq m	(840 sq ft)
TOTAL:	461.44 sq m	(4,967 sq ft)

Rent:

The property is available to rent on a new lease at a rent of:-

£80,000 Per Annum

Price:

The property is available to buy freehold with vacant possession at a price of:-

£800,000

Rates:

Rateable Value	£71,250
Rates Payable 2015/16	£34,128.75

Planning:

A1 (Retail). Alternative uses such as A3 (Restaurants & Cafés) will be considered, subject to planning.

VAT:

To be confirmed.

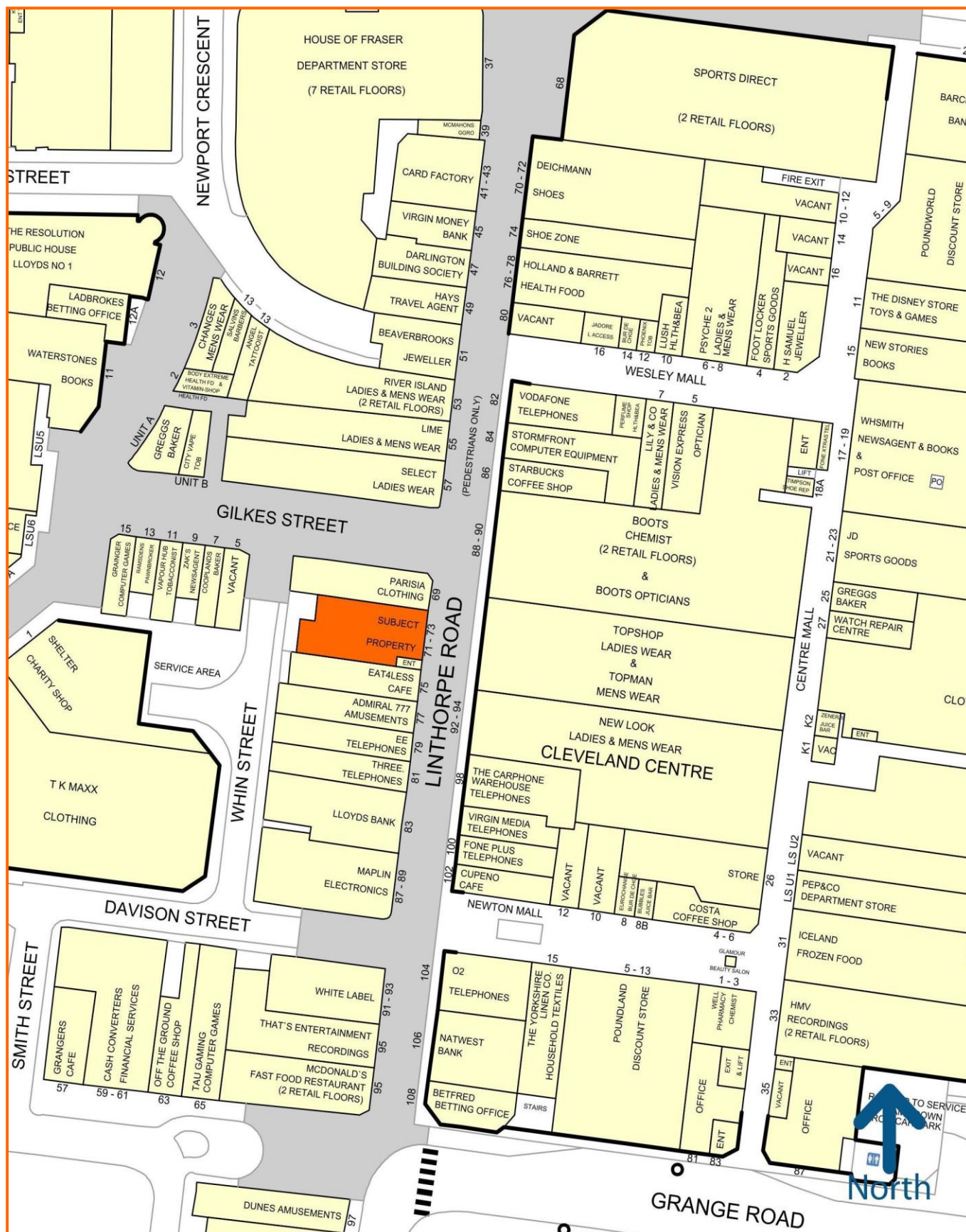
EPC:

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**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk**

0115 950 6611

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