



Sanderson
Weatherall

To Let

Retail Unit

448 sq ft (41.58 sq m)

► **Unit 2**
132 Linthorpe Road
Middlesbrough
TS1 3RA



Key points

- ▶ Retail Unit
- ▶ Size: 448 sq ft (41.58 sq m)
- ▶ Rent: £7,500 per annum
- ▶ Subject to Contract

Description

The property is a converted Methodist Church of traditional brick construction under a pitched tiled roof. The subject provides a well configured retail sales area and WC facilities and benefits from good floor to ceiling height and copious amounts of natural light entering the unit internally via the large, glazed arch windows.

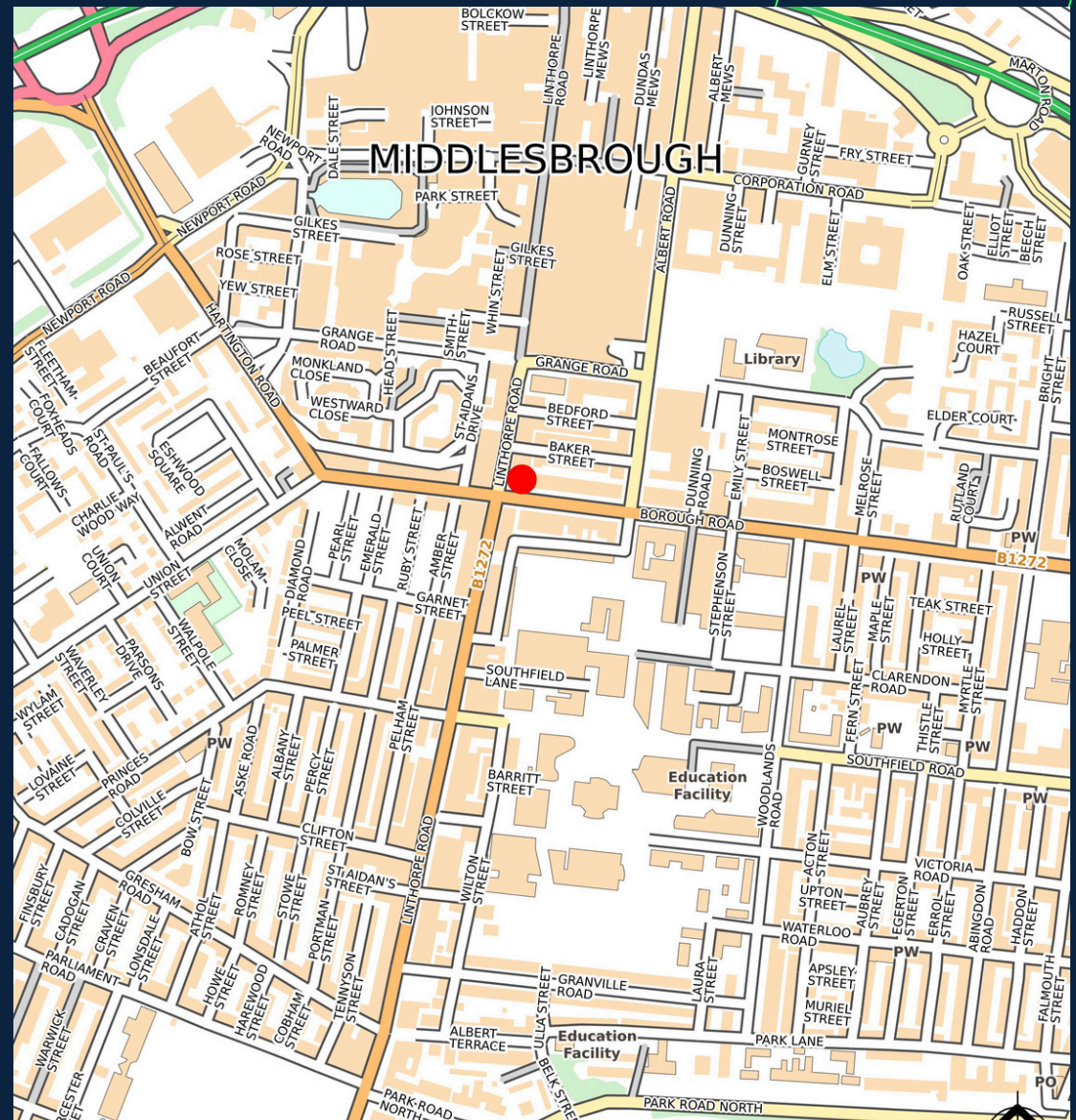
The main access facing directly onto Linthorpe Road is shared with Sing Tea Bubble Tea, however, each unit does have its own separate access.



Location

The subject property is situated in a prominent position towards the west of Linthorpe Road within Middlesbrough Town Centre. Linthorpe Road is well known for its retail and leisure trade and is situated in close proximity to the Cleveland Centre which accommodated numerous national and high-profile operators. Middlesbrough is located in the north east of England and is a key urban centre in the Tees Valley Region. Middlesbrough is a large town with industrial roots and is well known as a digital and creative hub within Tees Valley.

There are several daily direct rail connections to Newcastle, York, Leeds and Manchester. The surrounding area comprises a mix of both leisure and retail operators accommodating both local and national operators. Savers, McDonalds, German Donner Kebab and Dominos are all in close proximity to the subject property.





Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:

Unit	Description	Size (m)	Size (sq ft)
Unit 2	Retail Sales Area	41.58	448

Asking Rent & Lease Terms

The premises are available on a Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £7,500 per annum exclusive of VAT, subject to contract.

Business Rates

The property has been reconfigured and will therefore need to be reassessed by the Valuation Office Agency upon occupation.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available upon request in due course.

Services

We understand that the property has electric and water services connected, however, interested parties should make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents are deemed exclusive of VAT where chargeable unless expressly stated otherwise

Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.



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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

► **Sam Robinson**
07518 907 416
sam.robinson@sw.co.uk

► **Mark Convery**
07525 872 141
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