



32 Rothbury Road, Berwick Hills, Middlesbrough, TS3
7NW

Tenanted Hot food takeaway retail unit for sale by long leasehold
£60,000

- Tenanted hot food takeaway
- Income £7800 per annum
- Rear loading bay
- 925 sq ft of retail accommodation
- EPC rated C
- Offers IRO £60,000

Summary

Available Size	925 sq ft
Price	£60,000
Rates Payable	£2,138.40 per annum
Rateable Value	£4,950
Service Charge	£62 per month
EPC Rating	C (58)

Description

The property is a mid-terrace retail unit within an established shopping parade. It features a main retail area, a storeroom, and WC facilities. Tenanted investment achieving £7800 per annum (fri lease).

A rear loading bay provides easy access for deliveries and goods handling.

The unit has planning consent for hot food takeaway use but is versatile enough for various retail and service purposes, subject to the required consents. Rateable Value: £4,950 (Potentially eligible for Small Business Rates Relief – interested parties should check with Middlesbrough Council).

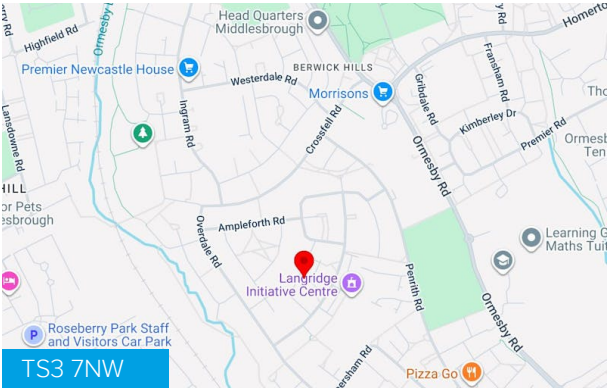
Location

The property is situated on Rothbury Road in a mixed-use area of Middlesbrough, blending residential and commercial spaces. It offers convenient transport links, with easy access to the A66 and Middlesbrough town centre. The neighborhood features various local shops, takeaways, and community services nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	925	85.94	Available
Total	925	85.94	



Viewing & Further Information



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