



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

For sale retail unit. Offers IRO £45,000.

- Offers IRO £45,000
- EPC Rated C
- Suitable for a variety of uses (subject to planning permissions)
- Long leasehold (250 years)
- Available vacant

## Summary

<b>Available Size</b>	914 sq ft
<b>Price</b>	Offers in the region of £45,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	C (52)

## Description

A ground-floor retail unit located on Rothbury Road, Middlesbrough, offers approximately 914 sq ft of space, ideal for various retail, office, or service-based uses (subject to necessary consents). The property features a prominent frontage, plenty of natural light, and a flexible internal layout. It includes a retail area, ancillary storage, and a WC. Outside, there's a rear loading bay with parking and additional on-street parking available.

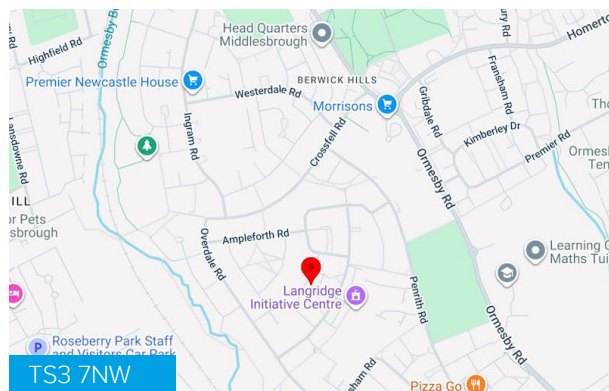
## Location

The property is located on Rothbury Road, within a mixed residential and commercial area of Middlesbrough. The location benefits from good transport links, with easy access to the A66 and Middlesbrough town centre. Nearby occupiers include a range of local shops, takeaways, and community services.

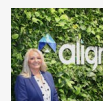
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail Unit	914	84.91	Available
<b>Total</b>	<b>914</b>	<b>84.91</b>	



## Viewing & Further Information



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