



TO LET

TOWN CENTRE RESTAURANT

UNIT 1, 248 LINTHORPE ROAD, MIDDLESBROUGH TS1 4AU

SW

Sanderson
Weatherall



Summary

- Town Centre Restaurant
- Size: 2,162 sq ft (201 sq m)
- Rent: £29,950 pax
- Subject to Contract

Description

The premises form part of “Linthorpe Hall 248”, a high specification student halls development incorporating ground floor retail and leisure units. The subject restaurant unit benefits from return frontage onto Clifton Street and high levels of passing footfall on Linthorpe Road.

Internally, the property offers a unit currently fully fitted out to provide restaurant accommodation with an open plan seating area and integrated serving counter with a fitted kitchen at the rear. The unit further incorporates storage facilities and customer WC’s. The unit is furnished with full height glazed windows allowing plenty of natural light internally and benefits from two ceiling cassette air conditioning units. Premium offers for the fixtures and fittings are invited.

Accommodation

We understand the accommodation comprises the following approximate Net Internal Areas (NIA):

Description	sq m	sq ft
Seating / Sales Area	164.9	1,775
Kitchen	22.4	241
WC's	6.0	65
Storage	7.6	82
Total	201	2,162

Location

Middlesbrough is situated approximately 40 miles south of Newcastle upon Tyne, 50 miles north of York and 15 miles east of Darlington. The town is the regional commercial centre for the Tees Valley area.

The subject property is located centrally on Linthorpe Road at its junction with Clifton Street, a short distance from Middlesbrough Town Centre and opposite the Southfield / Victoria Road entrances to the Teesside University Campus which benefits from a student population of over 29,285 persons. Linthorpe Road is a bustling thoroughfare, lined with independent boutiques, cafes and bars and acting as a main artery through the local retail hub. Nearby established occupiers include Tesco Express, Iceland, Ladbrokes and JD Wetherspoons, enhancing footfall and profile for the location.

With excellent connectivity, prominent frontage and vibrant surrounding amenity, the property presents an ideal opportunity for retail, leisure or hospitality operators seeking a strategic Middlesbrough address.

Asking Rent / Lease Terms

The property is available by way of an Effective Full Repairing & Insuring Lease for a term of years to be agreed at an asking rent of £29,950 per annum exclusive of VAT, subject to contract.



Use / Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Middlesbrough Council.

Service Charge & Insurance

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. The current service charge apportionment for the subject property is assessed at £854.40 per annum.

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium is currently assessed at £1,440 per annum.

The tenant will be responsible for obtaining their own contents insurance.

Business Rates

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value:	£32,500
Rates Payable:	£16,217.50 (Estimated)

Interested parties are recommended to make contact with the Local Rating Authority (Middlesbrough Council) in order to verify the accuracy of this information and rates payable.



Energy Performance Certificate

An Energy Performance Certificate has been commissioned via a competent energy assessor and a full copy of the EPC will be available in due course.

The property had a previous asset rating of Band C (59).

Services

We understand that the property benefits from all main service connections, however, any interested parties are advised to 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 of funding will be required from the successful operator.

VAT

We are informed by our client that the subject property is not elected for VAT.

Legal Costs

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





Contact

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

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