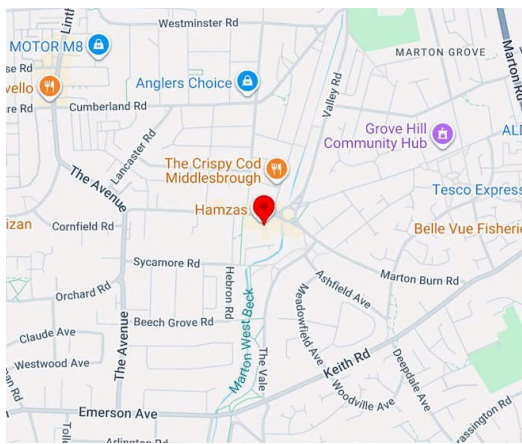




45 Eastbourne Road, Middlesbrough, TS5 6QN

Office, Retail To Let | £12,045 per annum | 900 sq ft

Ground floor lock-up retail unit extending to approximately 900 sq ft. Available To Let on a busy neighbourhood parade.



Description

Ground floor lock-up retail unit extending to approximately 900 sq ft. The property benefits from an extended rear area incorporating a kitchen and staff WC facilities. The first floor currently provides additional storage accommodation with separate access and may be available by separate negotiation.

The premises offer flexibility for a variety of commercial occupiers and may suit retail, food and beverage, professional services or alternative uses subject to any necessary consents.

Location

Situated within the established Palladium shopping parade on Eastbourne Road, Middlesbrough, the property benefits from a strong neighbourhood retail environment. Nearby occupiers include Heron Foods, One Stop, Ladbrokes, a pharmacy and a range of independent retailers.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail Unit	900	83.61	Available
Total	900	83.61	



Summary

- Rent: £12,045 per annum
- Business rates: £2,332.80 per annum
- Service charge: n/a
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C
- Lease: New Lease

Contact & Viewings



Julie Anderson
 01609 797 330 | 07968 799 734
 julie.anderson@alignpropertypartners.co.uk

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