



23 Corporation Road, Middlesbrough, TS1 1LY

Prominent Retail Unit set over 3 floors previously used as a cafe available To Let on a new FRI lease with terms to be agreed.

- Prominent three-storey property occupying a highly visible position on Corporation Road.
- Former café premises offering an established layout for hospitality or alternative uses.
- Excellent street presence with substantial frontage and prominent signage opportunities.
- Attractive traditional façade with character features and large glazed windows.
- Flexible accommodation over three floors, providing scope for a variety of commercial uses.
- Well-positioned town-centre property with good pedestrian and vehicular visibility.

Summary

Available Size	1,121 to 1,895 sq ft
Rent	£18,000 per annum
Rates Payable	£5,400 per annum
Rateable Value	£12,500
Service Charge	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	D

Description

23 Corporation Road comprises an attractive three-storey town-centre retail unit occupying a prominent position on Corporation Road. The building has a traditional brick façade with large glazed windows and a substantial ground-floor frontage, providing excellent visibility from the street. Internally, the property is arranged over three floors, offering flexible accommodation suitable for a variety of commercial or alternative uses, subject to any necessary consents. Previously occupied as a café, providing an established layout and character suited to hospitality, retail or other customer-facing uses, while the upper floors offer further accommodation and potential for function room, offices, storage, ancillary space or other uses. Potential to purchase the equipment for continued operation as a café.

The property occupies a prominent position on Corporation Road, within easy reach of the town centre, making it well placed to benefit from the steady flow of local residents, workers, commuters and visitors. The surrounding area has an established mix of commercial, leisure and professional occupiers, creating a vibrant and varied setting for a range of potential uses.

With its central location and strong connections to the wider Teesside area, the property offers an attractive proposition for businesses seeking a visible and convenient Middlesbrough address.

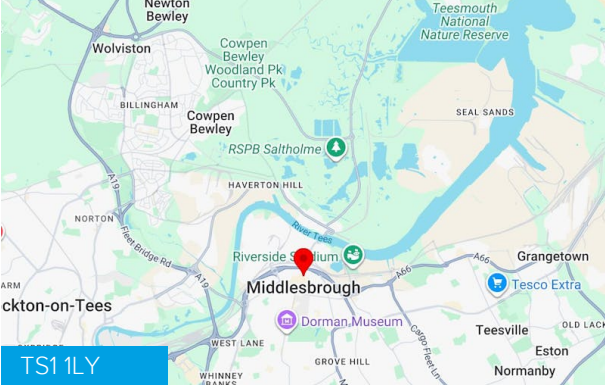
Location

Corporation Road is situated just east of Middlesbrough town centre, in an established area supporting a broad range of businesses and community facilities. Nearby occupiers and destinations include Middlesbrough Town Hall, Teesside Combined Court Centre, The Empire, Middlesbrough Jobcentre and a variety of shops, cafés, professional services and leisure venues. The A66 provides an important strategic connection across Teesside, while Middlesbrough railway station is conveniently close, reinforcing the property's excellent accessibility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,121	104.14	Available
1st - Office/ Retail	373	34.65	Available
2nd - Office	401	37.25	Available
Total	1,895	176.04	



Viewing & Further Information



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