



75 Linthorpe Road, Middlesbrough, TS1 5BU

Retail Unit To Let in Middlesbrough Town Centre

- Prime Town Centre Location
- Previously used as a charity shop
- [///reveal.turns.stud](http://reveal.turns.stud)
- Situates over 3 floors
- Surrounded by an excellent mix of premium and high-end retail brands

Summary

Available Size	1,947.60 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	C

Description

This three-storey property, prominently located on Middlesbrough’s popular high street, was previously occupied by the national charity, The People’s Dispensary for Sick Animals (PDSA).

The ground floor comprises a well-proportioned retail space, with ancillary storage, while the first and second floors provide staff and office accommodation. To the rear, a yard with street access offers convenient entry for deliveries.

The property benefits from high ceilings, a modern glazed shop front, a ramp-accessible entrance with automatic double doors, and is fitted with toilet and shower facilities, a kitchenette, LED lighting, and air conditioning.

Location

75 Linthorpe Road is strategically located in the heart of Middlesbrough town centre, along its popular high street. Situated opposite The Cleveland Centre, the property benefits from high footfall and excellent visibility.

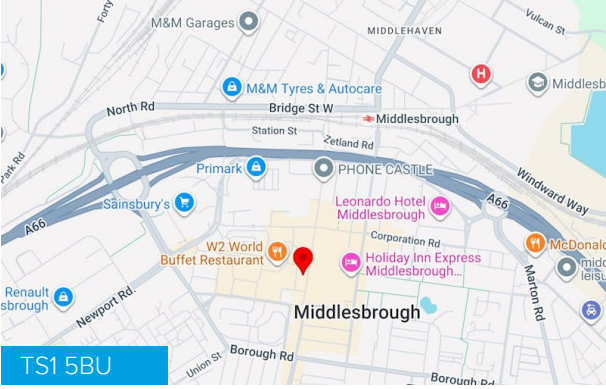
The unit is within close proximity to a wide range of established high street retailers and popular food outlets, including New Look, Primark, Boots, Flannels, McDonald’s, and Greggs.

Transport links are excellent, with Middlesbrough Railway and Bus Station just 0.3 miles (a 6-minute walk) from the unit. The A66 is approximately 0.6 miles away, providing easy access to Darlington (15.8 miles) and Stockton-on-Tees (6.3 miles). The A66 also connects to the A19, offering convenient routes north and south to cities including Leeds, York and Newcastle.

Accommodation

The accommodation comprises the following areas:

Name	Size	sq ft	sq m	Availability
Ground - Retail	761.90 sq ft	761.90	70.78	Available
Ground - Storage	314.80 sq ft	314.80	29.25	Available
1st - Storage/Office Space	385.30 sq ft	385.30	35.80	Available
2nd - Storage/Office Space	485.60 sq ft	485.60	45.11	Available
Total		1,947.60	180.94	



Viewing & Further Information

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