

## 159 Linthorpe Road, Middlesbrough, TS1 4AG

### Busy High Street Retail Unit To Let in Middlesbrough

- Adjacent to Teesside University
- Three Floors with large Window displays
- Located by an excellent mix of premium and high-end retail brands
- Prime Town Centre Location
- Retail or Alternative uses (STP)
- ///month.beyond.buck

## Summary

<b>Available Size</b>	1,580 sq ft
<b>Rent</b>	£25,000 per annum
<b>Business Rates</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (38)

## Description

This prominent three-storey property on Middlesbrough's main high street was most recently used for retail, beauty and health services.

The ground floor provides a well-proportioned retail area, with further retail or storage space and WC facilities on the first floor. The second floor offers additional staff or office accommodation. To the rear, an open yard with street access allows for convenient deliveries.

The property features high ceilings and a modern glazed shop front of approximately 4.25 metres, with a ramp-accessible entrance and automatic roller shutter. Internally, it includes LED lighting, air conditioning, toilet facilities and a kitchenette. The large floor-to-ceiling glass frontage across both ground and first floors creates excellent visibility and strong display potential.

## Location

Located at 159 Linthorpe Road, the property occupies a prominent position on one of Middlesbrough's main commercial streets, close to Teesside University and benefiting from strong footfall.

The surrounding area offers a wide range of shops, cafés and services, with the town centre and Cleveland Centre within a short walk. Middlesbrough railway station is nearby, providing direct links to York, Newcastle, Durham and Darlington, while the A19 and A66 offer excellent road connections across the region.

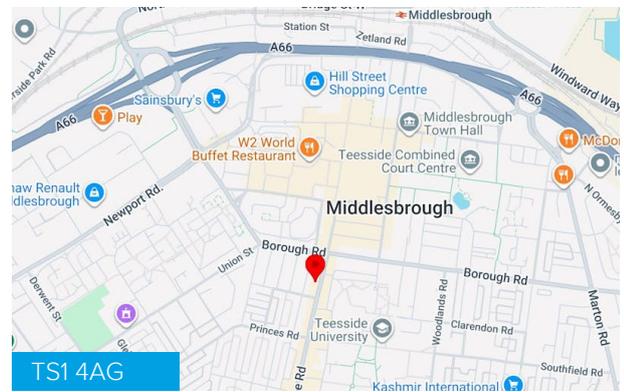
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	479	44.50	Available
1st - Retail/Storage	592	55	Available
2nd - 2nd - Storage/Office	509	47.29	Available
<b>Total</b>	<b>1,580</b>	<b>146.79</b>	

## Viewings

Strictly through the agents by appointment



## Viewing & Further Information



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