



48 Linthorpe Road, Middlesbrough, TS1 1RA

Retail Unit To Let in Middlesbrough Town Centre

- Prime town centre location
- Open-plan retail/office space with ancillary storage
- Roller shutter security
- Surrounded by an excellent mix of premium and high-end retail brands
- Kitchenette and WC facilities included
- [///healthier.wasp.poetic](http://healthier.wasp.poetic)

Summary

Available Size	3,219 sq ft
Business Rates	N/A
VAT	Applicable
EPC Rating	C

Description

We are pleased to offer this prominently positioned three-floor commercial unit to the market, ideally situated on the bustling Linthorpe Road – one of Middlesbrough’s main retail and leisure thoroughfares. This spacious and versatile property benefits from a high-footfall location and excellent visibility, making it suitable for a wide range of uses including retail, office, café, or service-based businesses (subject to the necessary planning consents).

The property comprises a substantial ground-floor retail/commercial area. It features a large glazed display frontage, an open-plan retail or office space with further ancillary storage & offices and includes a staff room/kitchenette and WC facilities on the 1st and 2nd floors. The unit also benefits from a secure roller shutter to the front of the shop.

Location

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

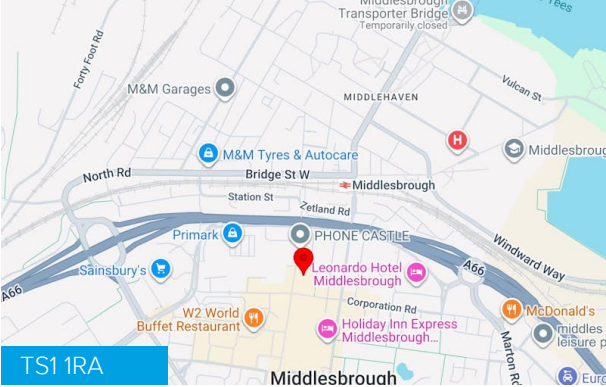
The unit is within close proximity to a wide range of established high street retailers and popular food outlets, including New Look, Primark, Boots, Flannels, McDonald’s, and Greggs.

Transport links are excellent, with Middlesbrough Railway Station just 0.2 miles (a 4-minute walk) and Middlesbrough Bus Station is 0.4 miles from the unit. The A66 is approximately 0.7 miles away, providing easy access to Darlington (16 miles) and Stockton-on-Tees (6.1 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	sq ft	sq m	Availability
Ground	1,705	158.40	Available
Ground - Rear Storage	325	30.19	Available
1st - Storage & Offices	458	42.55	Available
2nd - Storage	731	67.91	Available
Total	3,219	299.05	



Viewing & Further Information

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