



## 32 Linthorpe Road, Middlesbrough, TS1 1RD

A rare turnkey business opportunity, this highly versatile and potential income-generating mixed-use property is available to let.

- Prominent mixed-use premises suitable for rent to rent
- First floor fully fitted barber and beauty space with three flexible treatment or letting rooms
- Multiple independent entrances allowing separation of commercial and residential elements
- Ground floor café and bar premises with front and rear access providing strong hospitality potential
- Upper floor accommodation comprising four-bedroom residential-style living with kitchen and 2 x bathroom facilities
- Offered to let at £36,000 per annum.

## Summary

Available Size	2,382 sq ft
Rent	£36,000 per annum
Rates Payable	£4,512 per annum
Rateable Value	£9,400
Service Charge	N/A
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	B

## Description

32 Linthorpe Road occupies a prominent position on Linthorpe Road and offers an exceptional turnkey opportunity for, business owners, and owner-occupiers alike. The property benefits from multiple independent entrances, allowing the various business and residential elements to operate separately while creating several potential income streams from a single asset. The accommodation includes a café/bar premises with front and rear access, a fully fitted barber and beauty suite with additional treatment rooms, and upper floor residential-style accommodation. Its location within walking distance of Middlesbrough Train Station further enhances the appeal for both commercial occupiers and residential tenants.

## Location

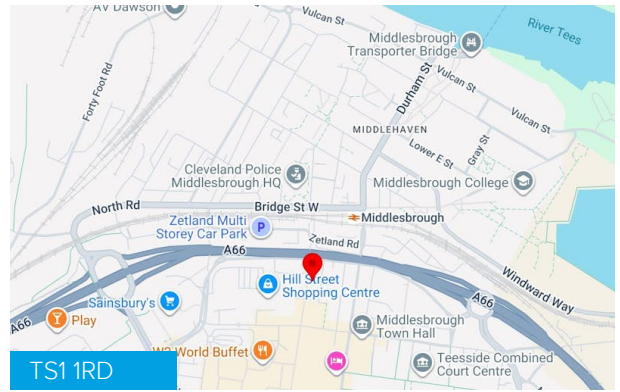
32 Linthorpe Road occupies a highly prominent and accessible position close to Middlesbrough Town Centre, within an established commercial and residential area that continues to attract a wide range of occupiers and businesses. The property is conveniently situated within walking distance of Middlesbrough Train Station, providing excellent connectivity for commuters, visitors, and residents alike. Linthorpe Road is recognised as one of the town's principal routes.

The surrounding area comprises a mix of retail, leisure, hospitality, residential, and professional occupiers together with strong public transport links and easy access to the wider Teesside region. The property also benefits from proximity to Teesside University and the town centre amenities, making it particularly attractive for hospitality operators, salon businesses, and residential letting opportunities.

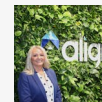
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Cafe	964	89.56	Available
1st - Barber/ Beauty	597	55.46	Available
2nd - Residential/ Letting Rooms	434	40.32	Available
3rd - Residential/ Letting Rooms	387	35.95	Available
<b>Total</b>	<b>2,382</b>	<b>221.29</b>	



## Viewing & Further Information



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