MIDDLESBROUGH

80 LINTHORPE ROAD
CLEVELAND CENTRE

PRIME SHOP UNIT
TO LET ON NEW LEASE

LOCATION
Middlesbrough is a major north east conurbation situated
39 miles south of Newcastle and 10 miles east of
Darlington. It is the principal shopping centre of Teesside
(2011 Census Population in excess of 376,000).

Providing c. 400,000 sq.ft of retailing, The Cleveland Centre
is Middlesbrough’s largest shopping centre and benefits
from a dedicated 600 space car park.

Major tenants include Boots, Costa, H&M, JD Sports, New
Look, Topshop/Topman and WH Smith. Neighbours on
Linthorpe Road include Shoe Zone, Holland & Barrett and
Vodafone.

The subject property occupies a very prominent corner
position on pedestrianised Linthorpe Road opposite
Beaverbrooks, River Island, close to Perfume Shop and
Lush.

ACCOMMODATION
The premises comprise the following approximate
dimensions and net floor areas:-

| Internal Width | 5.69 m | 18’8” |
| Shop Depth     | 11.63 m | 38’2” |
| Ground Floor Sales | 63.08 sq m | 679 sq ft |
| First Floor    | 63.17 sq m | 680 sq ft |

RENT
£ 55,000 per annum exclusive of rates and service charge.

LEASE
The premises are offered on a new effective FRI lease for a
term to be agreed, subject to upward only rent reviews
every 5 years.

RATES
We are advised the property is to be re-assessed. Strictly
for guidance purposes only, we estimate this demise will be
assessed as follows:-

- Estimated Rateable Value (2017) £ 30,900
- UBR (2018/2019) 48.0p

For further details visit www.voa.gov.uk or contact the local
Rating Authority. The Rates Payable may be subject to
small business and/or transitional relief.

SERVICE CHARGE
We understand the 2018/19 budget is £ 11,446.

ENERGY PERFORMANCE CERTIFICATE
A copy of the EPC is available on request.

VAT
Unless otherwise stated all prices and rents are quoted
exclusive of VAT. Any intending purchaser or lessee must
satisfy themselves independently as to the incidence of VAT
in respect of any transaction.

VIEWING & FURTHER INFORMATION
For further details or viewing arrangements please contact
Brassington Rowan :

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or our joint agents :

- Lunson Mitchenall T: 0207 478 4950
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SUBJECT TO CONTRACT