

# MIDDLESBROUGH

## 104 LINTHORPE ROAD

### CLEVELAND CENTRE

#### PRIME CORNER SHOP UNIT



#### 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 sqft** 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, HMV, Topshop/Topman** and **WH Smith**.

The subject property occupies a very prominent corner position on pedestrianised Linthorpe Road close to **McDonald's, Natwest** and **Lloyds Bank**. The second frontage to Newton Mall, where neighbouring occupiers include **Costa Coffee** and **Poundland**, could potentially provide **external seating**.

#### ACCOMMODATION

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

Internal Width	10.74 m	35' 3"
Shop Depth	16.31 m	53' 6"
Ground Sales / Rest	165.83 sq m	1,785 sq ft
First Floor Ancillary	102.38 sq m	1,102 sq ft

#### RENT

On application.

#### 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 assessed as follows:-

Rateable Value	£ 59,000.00
UBR (2020/2021)	51.2p
Estimated Rates Payable (2021/2022)	£ 30,208.00
Estimated Payable with Retail Relief	£ NIL

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Middlesbrough Council Business Rates Department (tel: 01642 726007). The Rates Payable may be subject to transitional relief.

#### SERVICE CHARGE

We understand the 2021/2022 budget is £ 18,712.

#### 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 :

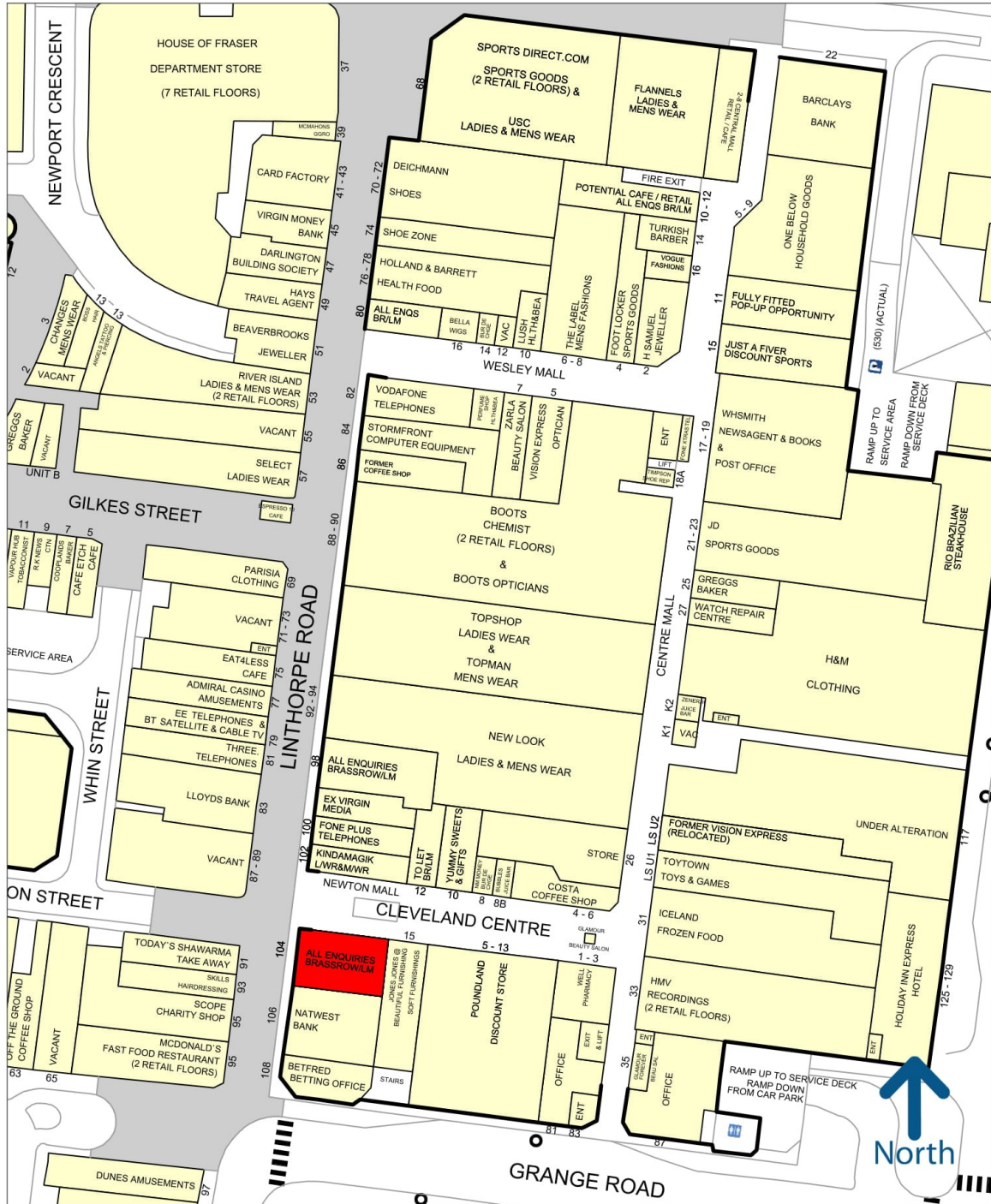
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**SUBJECT TO CONTRACT**



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