

# MIDDLESBROUGH

## 96 LINTHORPE ROAD CLEVELAND CENTRE

### 30ft FRONTAGE ADJACENT TO NEW LOOK



#### LOCATION

Middlesbrough 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, HMV, JD, New Look, Footlocker, Holland & Barrett** and **WH Smith**.

The subject property enjoys a 30ft frontage adjacent to **New Look** and close to **McDonalds, Lloyds Bank, EE** and **Stormfront (Apple)**.

#### ACCOMMODATION

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

Internal Width	9.19 m	30' 2"
Shop Depth	21.87 m	71' 9"

Ground Sales	201.60 sq m	2,170 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.

#### SERVICE CHARGE

We understand the 2021/2022 budget is £ 17,444.00.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 55,000.00
UBR (2020/2021)	51.2p
Estimated Rates Payable (2021/2022)	£ 28,160.00
Estimated Payable with Retail Relief	£ 9,574.40

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 other retail relief.

#### 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 :

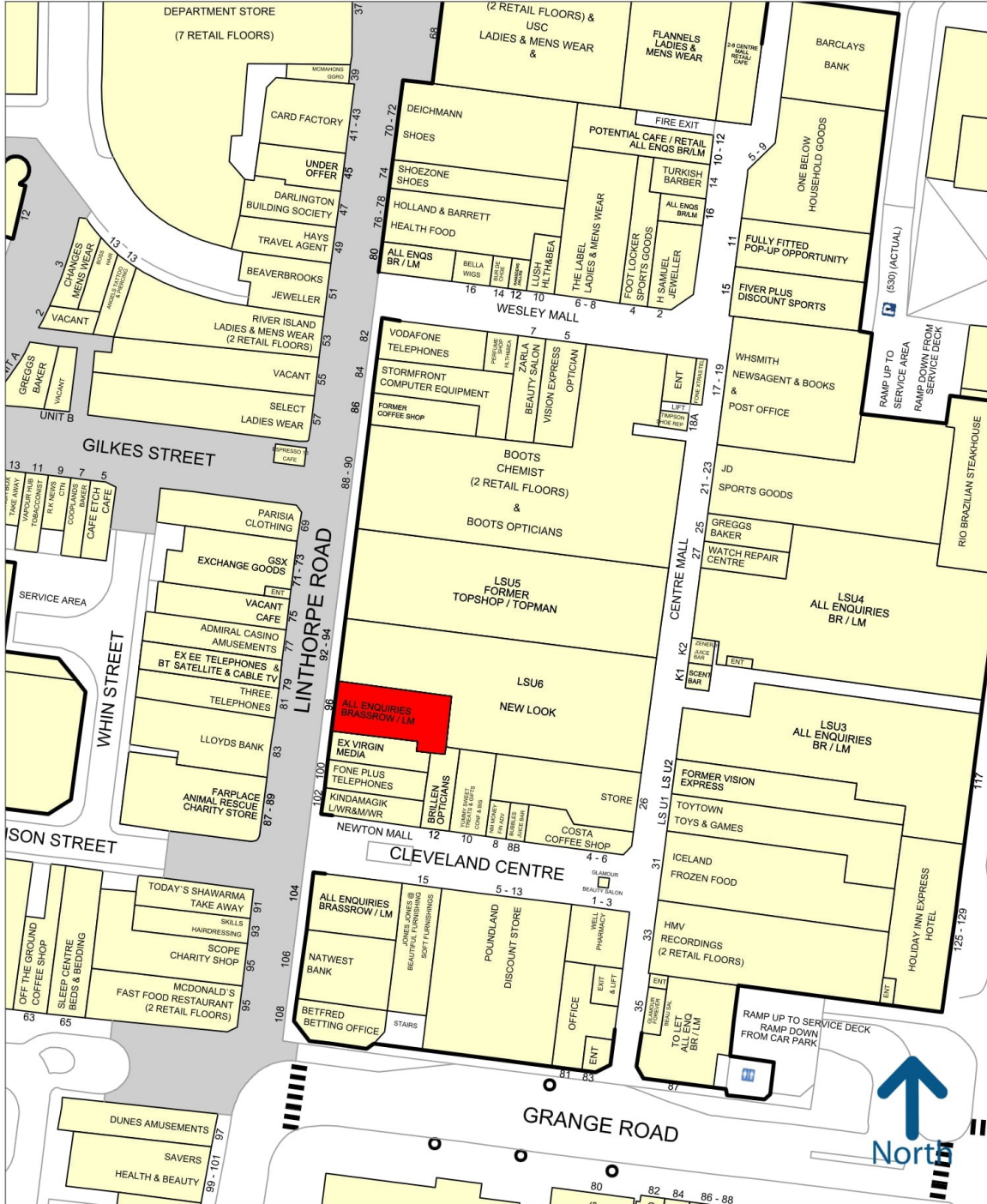
Jason Oddy                   D: 0113 383 3759  
E: jason.oddy@brassrow.co.uk

John Birtwistle             D: 0113 383 3758  
E: john.birtwistle@brassrow.co.uk

Or our joint agents :

Lunson Mitchenall   T: 0207 478 4950

**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 05/01/2022  
Created By: Brassington Rowan



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011