

# MIDDLESBROUGH

## 86 LINTHORPE ROAD CLEVELAND CENTRE

### PRIME FORMER COFFEE SHOP 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, HMV, JD, Footlocker, Barclays, Costa, New Look** and **WH Smith**.

The subject property occupies a prominent position on pedestrianised Linthorpe Road next door to **Boots**, opposite **River Island** and **Select**, close to **Deichmann** and **Vodafone**.

#### ACCOMMODATION

The premises can provide the following approximate dimensions and net floor areas:

Gross Frontage	6.20 m	20'4"
Internal Width	5.82 m	19'1"
Shop Depth	25.53 m	83'9"
Ground Floor Sales	142.05 sq m	1,529 sq ft
First Floor Ancillary	95.13 sq m	1,024 sq ft

#### RENT

£ 25,000 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 assessed as follows:

Estimated Rateable Value (April 2023)	£27,000.00
UBR (2023/2024)	49.9p
Estimated Rates Payable (2023/2024)	£13,473.00
Estimated Payable with Retail Relief	£ 3,368.25

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

#### SERVICE CHARGE

We understand the 2023/24 budget is £19,938.30.

#### 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 Praxis:-

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**SUBJECT TO CONTRACT**



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