

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, , HMV, JD Sports, New Look, Footlocker, Costa** and **WH Smith**. Neighbours on Linthorpe Road include **Shoe Zone, Holland & Barrett, Deichmann** 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

£20,000 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)	£26,250.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£13,098.75
Estimated Payable with Retail Relief	£ 3,274.69

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 other reliefs.

SERVICE CHARGE

We understand the 2023/24 budget is £19,384.

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 :

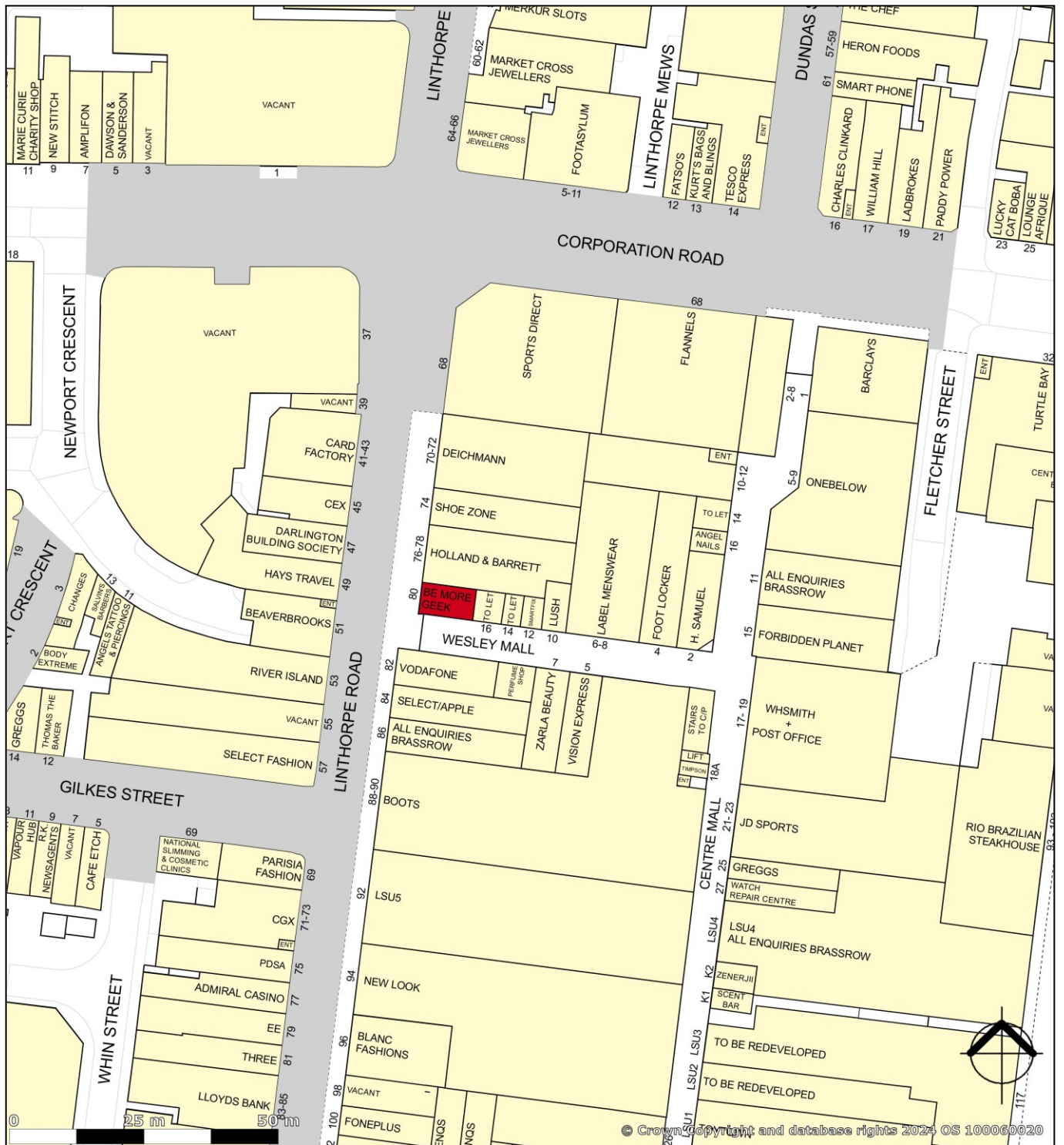
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or our joint agents Praxis:-

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SUBJECT TO CONTRACT & VACANT POSSESSION



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