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RETAIL PROPERTY



93 Linthorpe Road, Middlesbrough, TS1 5DA

SHOP TO LET (subject to V.P.)

Location

The subject property is located on pedestrianised Linthorpe Road, adjacent to **McDonald's** and immediately opposite the entrance to the **Cleveland Shopping Centre**.

Nat West, Superdrug, New Look, O2, and Poundland are all close by.

Accommodation

The property provides the following approximate accommodation:

Dimensions	M	Ft
Internal Width	6.5	21'4"
Shop Depth	19.0	62'4"
Floor Area	Sq M	Sq Ft
Ground Floor	132	1,420
First Floor	Void	Void

Lease

The shop is available to lease on a new FRI lease for a term of 10 years' subject to an upward only review at the expiry of the 5th year.

Rent

We are seeking rental offers in the order of **£24,750pax** exclusive of VAT

Rates

The premises have been given a rateable value of £23,500 in the 2023 list. Interested parties are strongly advised to make their own enquiries.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

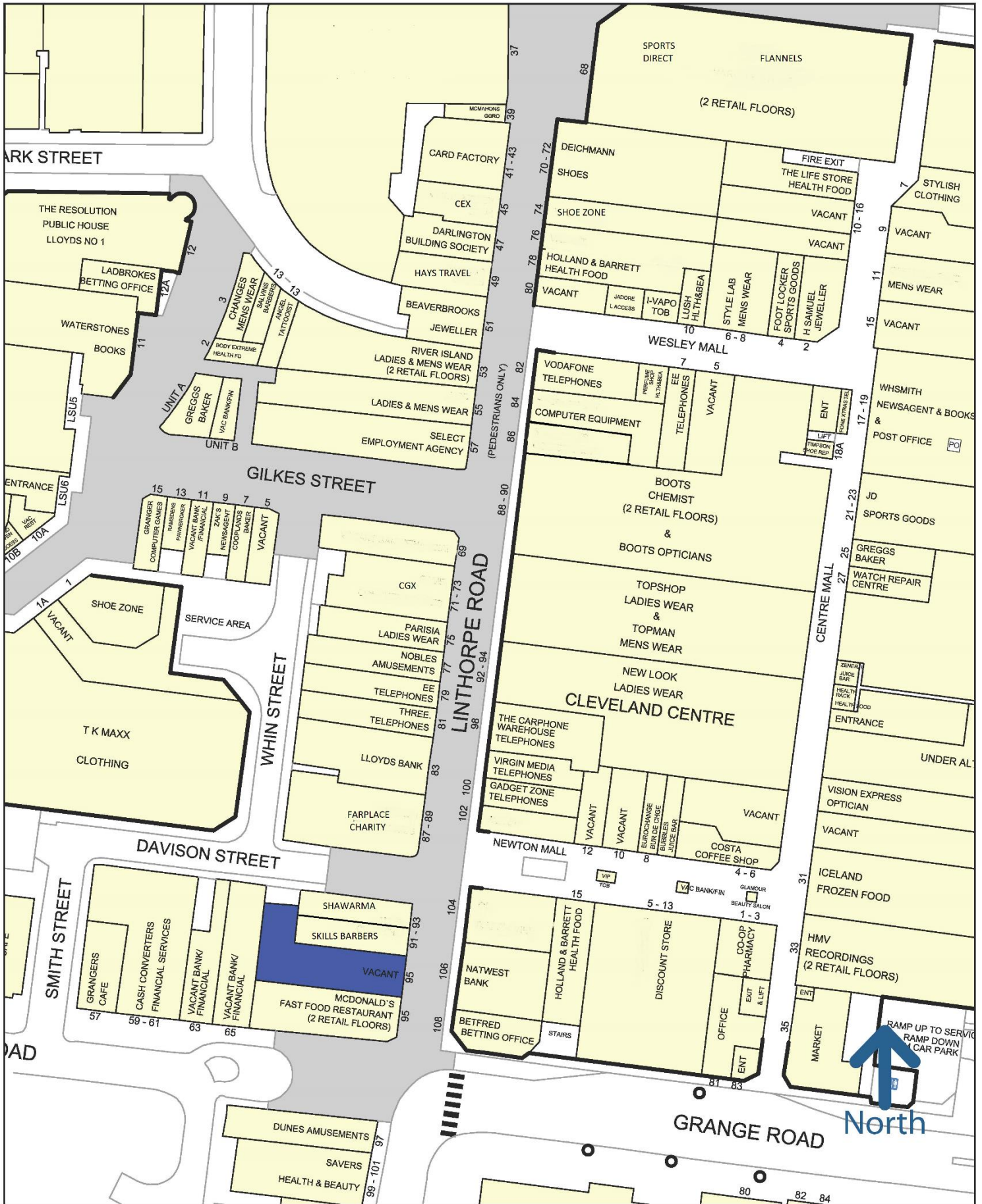
Energy Performance Asset Rating - B
Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agents:

Michael Perkins

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Created By: Perkins Fox

