

# To Let

## PROPERTY SUMMARY

- Three storey prime retail unit.
- Close to the new development at Gresham.
- 2,921 sq. ft
- Nearby occupiers include Figo's, Uno Momento and Morrisons Daily.
- Previously utilised as a hairdressers.

**Retail Unit in Prime Location**  
159 Linthorpe Road, Middlesbrough, TS1 4AG



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

The property is situated on the west side of Linthorpe Road, principal Middlesbrough Town Centre and Teesside University.

This area of Linthorpe Road has a variety of national and local retailers. Nearby retailers include Figo’s, Uno Momento and Morrisons Daily.

Linthorpe Road is one of the principal road networks into Middlesbrough with the property backing on the new £200 million Gresham development, comprising 2,3 and 4 bed homes.

[Biggest Investment In A Generation As Plans Submitted For Landmark £200m Middlesbrough Redevelopment - Tees Valley](#)

## Description

The property comprises a mid terraced, three-storey building of traditional brick constriction under a pitched roof and benefits from a glazed frontage. The property has been extended to the rear.

The property has previously been trading as a hairdressers however would suit a variety of uses subject to the necessary planning consents.

No restaurant use – there is no facility for gas or extraction.

## Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	130.46	1,404
First floor	85.22	917
Second floor	55.74	600
<b>TOTAL GIA</b>	<b>271.42</b>	<b>2,921</b>

## Rates

The valuation office website shows a 2023 rateable value of £15,500 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Rental offers invited based on £19,000 per annum

## Energy Performance Certificate

This property currently has an Energy Performance rating of B(38).

A full copy of the certificate is available upon request.

## VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Further Information

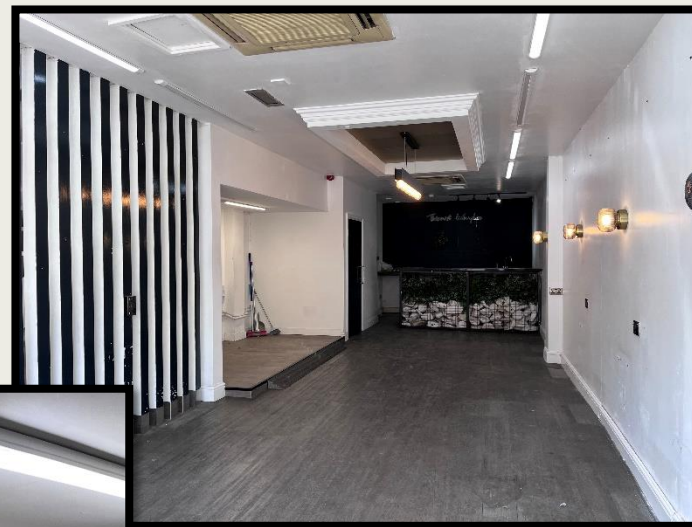
Strictly through the Sole Agents Dodds Brown.



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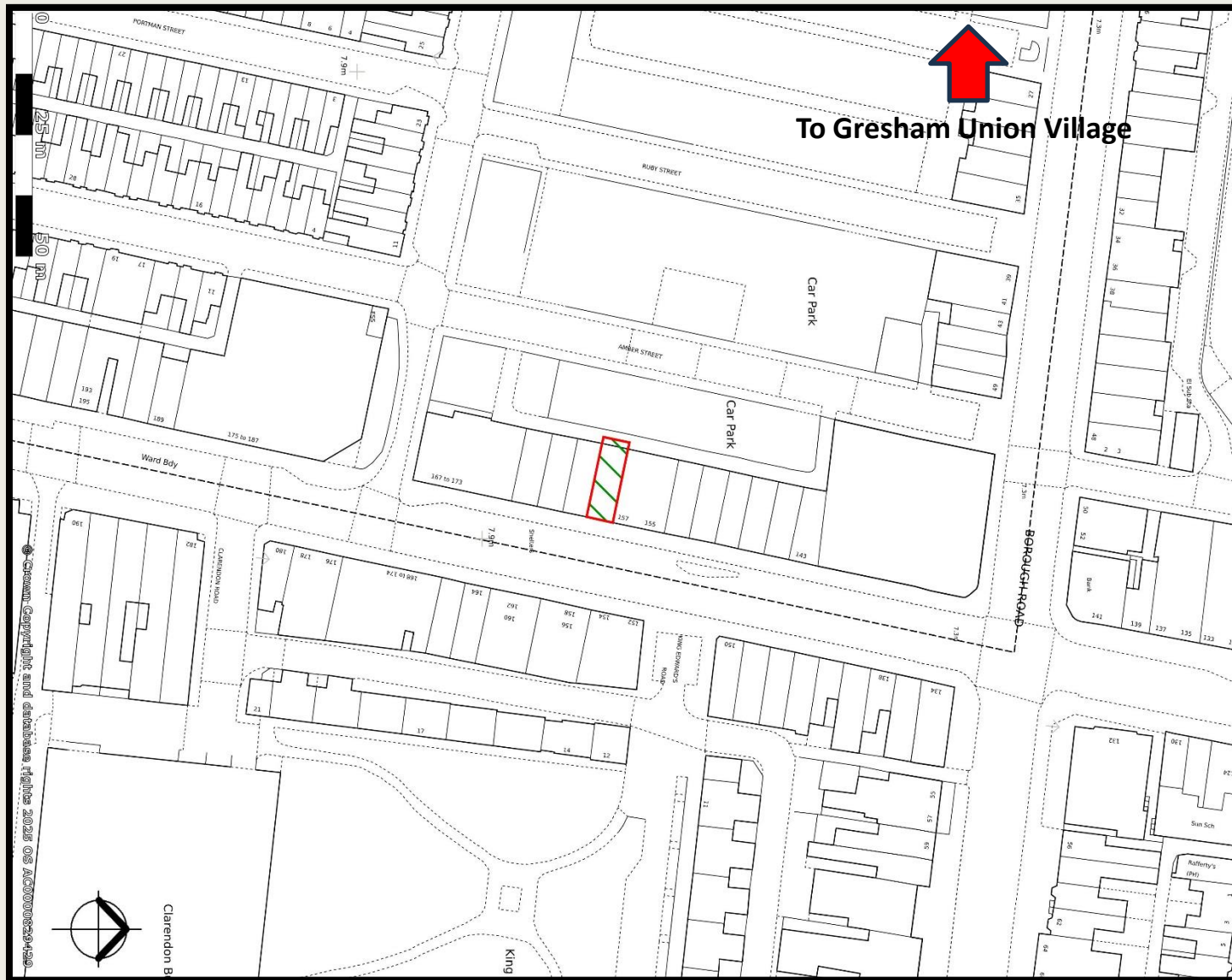


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