

To Let

Highly visible retail unit with return window frontage

Ground floor net sales – 673 sq. ft.

First floor ancillary – 656 sq. ft

Nearby occupiers include Games Workshop, Next, Heron, Festival Shop.

Close to the Train Station, Boho zone and Middlehaven.

Business rates below SBRR threshold.

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"If I have seen further, it is by standing on the shoulders of giants."
Isaac Newton

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SAT 8-10AM + 1-4PM
SUN 11AM-4PM



Good Secondary Retail Unit
38 Dundas Street, Middlesbrough, TS1 1HU



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Middlesbrough Town Centre

Middlesbrough is the largest commercial centre between Leeds and Newcastle and is the dominant retail location within the Tees Valley, serving a catchment of 640,000. There are approximately 880,000 people within half an hour drive-time and 2.7million within a 1 hour drive-time.

The town centre is currently undergoing a major transformation, with an investment strategy of £700m being implemented by Middlesbrough Council and Middlesbrough Development Corporation.

Further information on Middlesbrough's Transformation is available at www.investmiddlesbrough.co.uk.

A newly opened STACK development has also opened close by that features street food outlets and live music events.

Dundas Shopping Centre

The centre is home to a variety of local independent retailers including Dundas Indoor Market.

Nearby occupiers include Festival Shop, Games Workshop, Next and Hilliers Jewellers.

The centre has the benefit of a 187-space basement car park, accessed from Wilson Street

Description

The unit is prominently situated on Dundas Street just outside Dundas Shopping Centre with prominent entrance and shop front benefitting from a return frontage.

Nearby occupiers include Games Workshop (Warhammer), Forbidden Planet, Heron, Next and Festival Shop.

The unit has a glazed shop front with return window and electrically operated security shutters.

The first floor provides WCs, kitchen and storage area.

Accommodation

Shop width	5.59m	18ft 3 in
Shop depth	11.49m	37 ft 7 in

Unit	m ²	ft ²
Ground floor sales	62.56	673
First floor sales / ancillary	60.96	656
TOTAL	123.52	1,329

Rates

The Valuation Office website shows a current rateable value of £11,750 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 should be directed to Middlesbrough Borough Council on 01642 726007.

Service Charge

The unit is subject to the shopping centre service charge. Details on application.

Terms

The accommodation is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental offers of £12,000 per annum are invited

Energy Performance Certificate

This property has an Energy Performance rating of D(100). A full copy of the EPC 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.

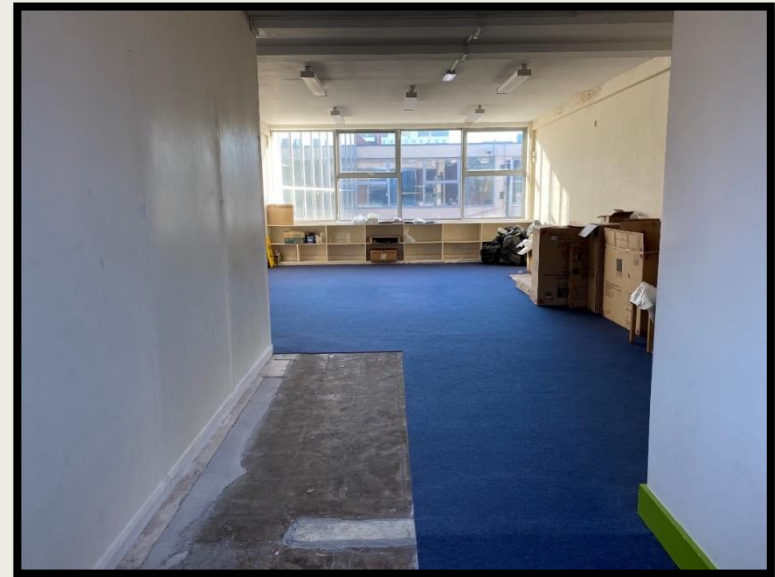
Further Information

Strictly through the Joint Agents
Richard Wilson
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38 Dundas Street, Middlesbrough, TS1 1HR





38 Dundas Shopping Centre, Middlesbrough, TS1 1JA



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