

# To Let



- 100% Prime retail pitch
- Available as ground floor only or with upper floors.
- Ground Floor Sales 2,397 sq. ft
- Adjacent to Select and River Island.
- Currently fitted out.
- Generous floor to ceiling height.

**Prime retail unit**  
**55 Linthorpe Road, Middlesbrough, TS1 5BS**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

Location

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 2.7 million within a 1 hour drive-time.

Middlesbrough had the second highest GVA growth rate in the consumer sector of any UK city in 2017.

The town centre is currently undergoing a major transformation, with an investment strategy of £700m being implemented by Middlesbrough Council over the next 5 years.

Further information on Middlesbrough’s Transformation is available at [www.investmiddlesbrough.co.uk](http://www.investmiddlesbrough.co.uk)

The council has successfully bid for significant funding through the governments Town Fund and Future High Streets Fund, and they are looking to carry out a number of projects in the town centre, which include a £35 million transformation of Middlesbrough Railway Station and Captain Cook Square which will become a leisure destination with around 300,000 sq. ft of space repurposed to create the largest cultural and leisure hub within a 50 mile radius.

The subject property is located in the prime pitch on the pedestrianised Linthorpe Road. The property is directly opposite the Cleveland Shopping Centre and is adjacent to Select and River Island. Other nearby occupiers include Boots, New Look, Vodafone, Holland & Barrett and Tag Hauer

Description

The property comprises a modern retail unit with generous floor to ceiling heighst, fully glazed shop front and ancillary accommodation on ground and upper floors.

Accommodation

Unit	M²	sq²
Ground floor sales	222.69	2,397
First floor storage	203.36	2,189
Second floor ancillary	109.16	1,175
Third floor ancillary	133.50	1,437
<b>TOTAL</b>	<b>688.71</b>	<b>7,197</b>

The unit can be let as a whole or without the upper floors

Business Rates

£32,500 per annum.

Terms

The property is available on a new Full repairing and insuring lease for a term of years to be agreed. Rental offers invited based on £45,000 per annum

Energy Performance Certificate

This property has a rating assessment of C(65). A full copy of the EPC is available upon request.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations

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 and Viewings

Strictly through the Sole Agents Dodds Brown LLP.

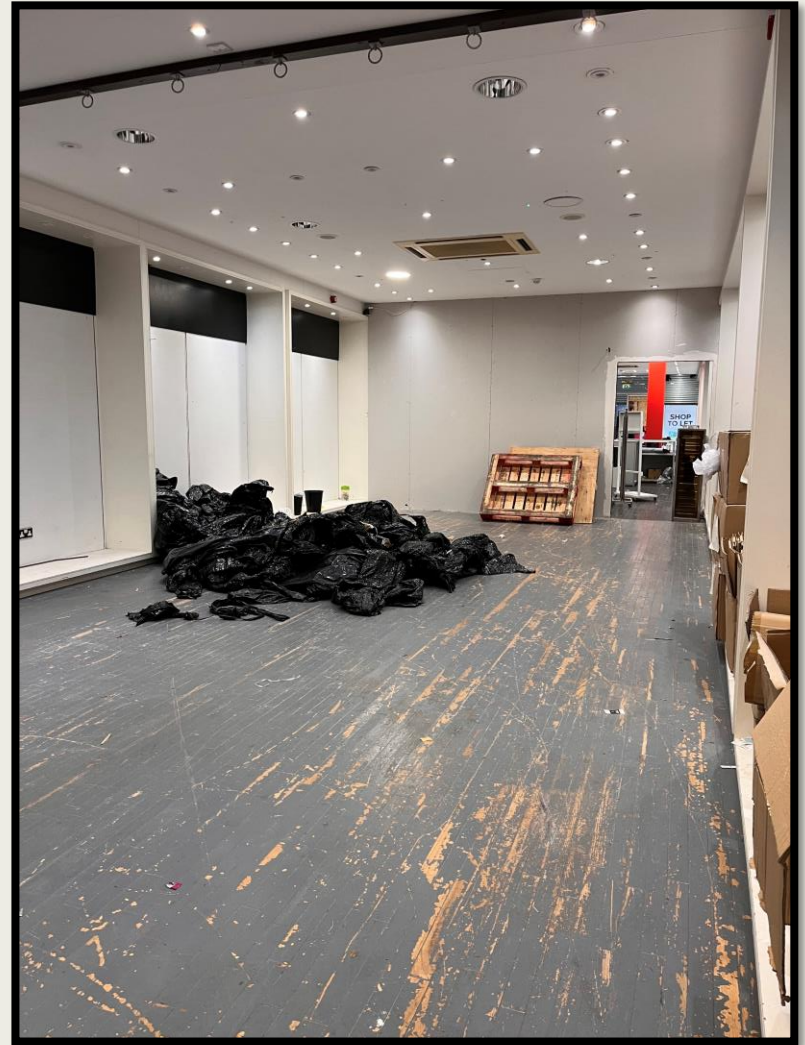
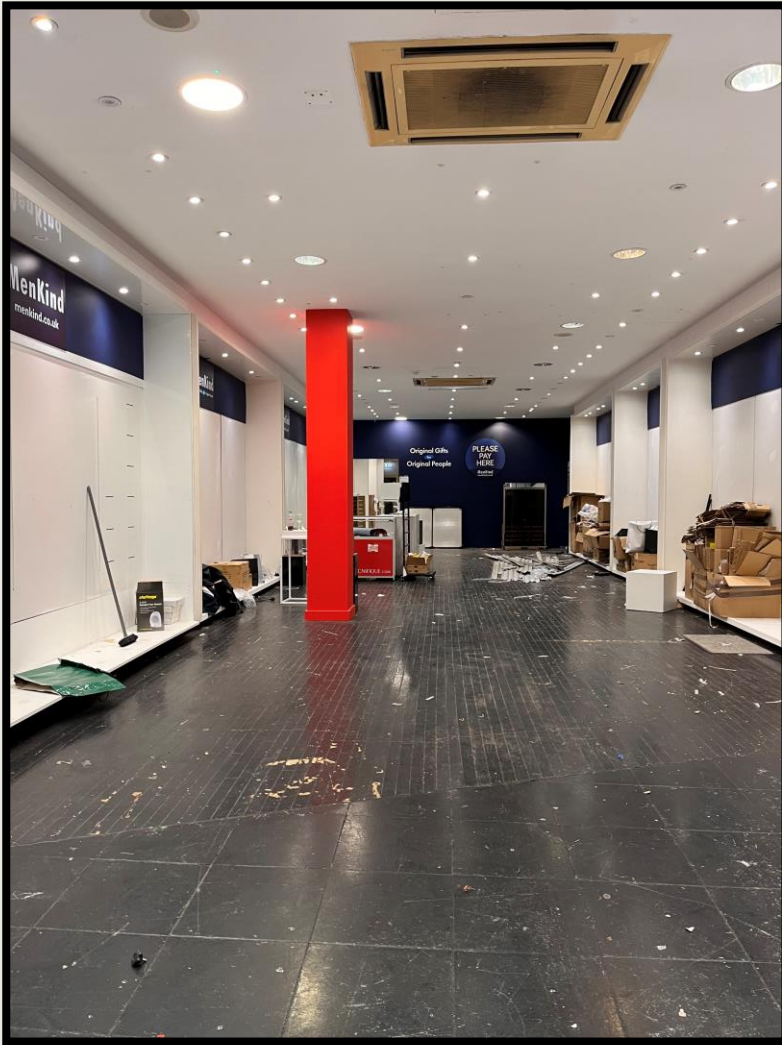
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01642 244 130  
[www.doddsbrown.co.uk](http://www.doddsbrown.co.uk)

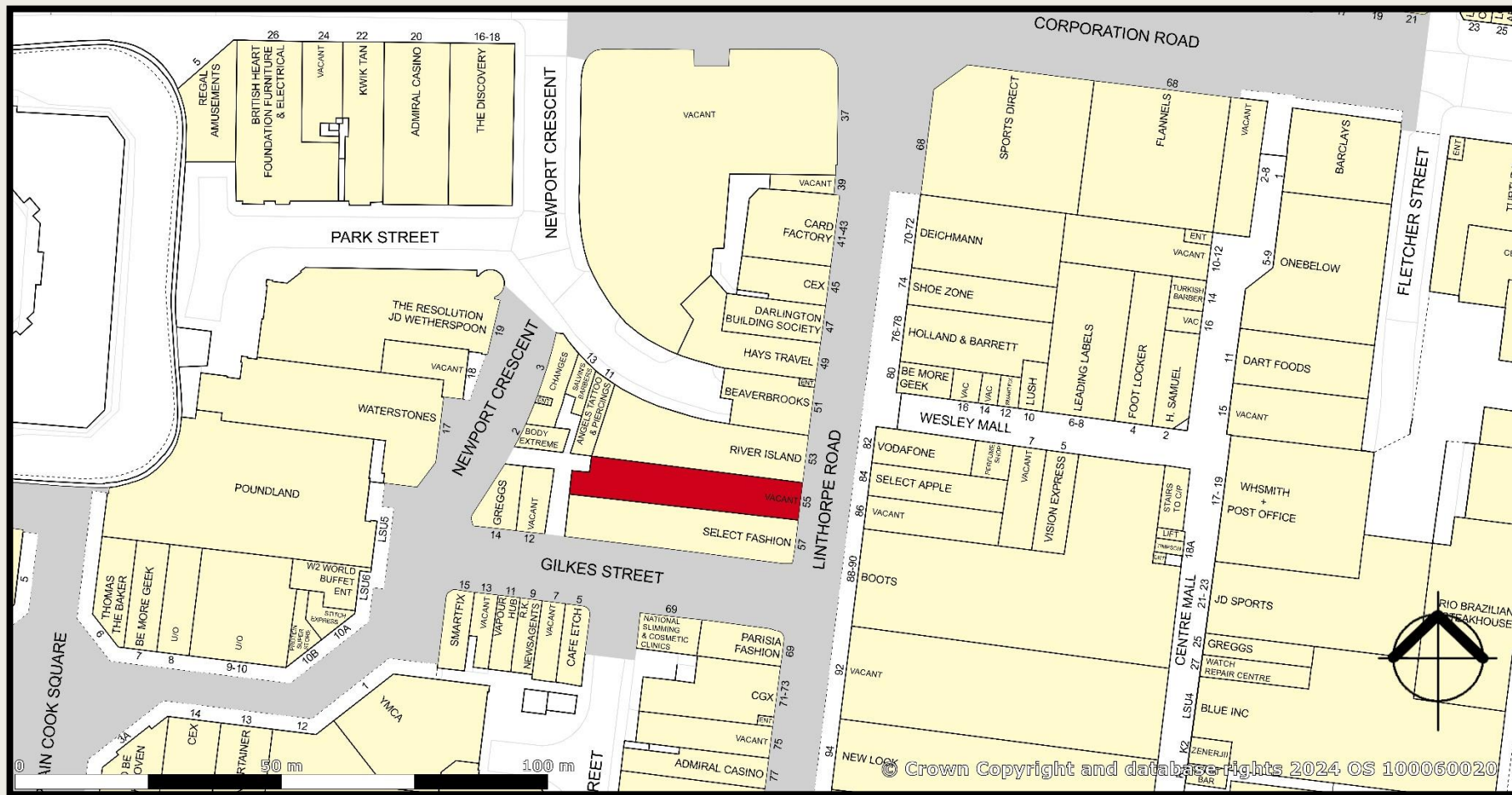
Richard Wilson  
01642 244130  
07894256309  
[r.wilson@doddsbrown.co.uk](mailto:r.wilson@doddsbrown.co.uk)

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