

# To Let

## PROPERTY SUMMARY

- Prime corner retail unit.
- 1,528 sq. ft
- Nearby occupiers include Next, Tesco Express, Barclays Bank and Flannels

**Corner Retail Units in Prime Position**  
16 Corporation Road, Middlesbrough, TS1 1LN



**Dodds Brown**  
Chartered Surveyors and Property Consultants

### Location

Middlesbrough is the largest commercial centre between Leeds and Newcastle and is the dominant retail location in the Tees Valley serving a catchment of 640,000.

The property is in a prominent corner position fronting onto Corporation Road with side frontage to Dundas Street.

Corporation Road forms one of the main prime shopping streets in Middlesbrough town centre and links the main office and civic quarter with the prime retail of Linthorpe Road.

The property is close to Middlesbrough Town Hall and other nearby occupiers include Barclays Bank, Turtle Bay, Tesco Express and Optical Express.

### Description

Available from September 2024, the property is available as a whole or as 2 separate ground floor units and will be available in a shell condition.

### Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Whole ground floor	142	1,528
Basement storage	126	1,356
<b>TOTAL GIA</b>	<b>268</b>	<b>2,884</b>

### Rates

The valuation office website shows a 2023 rateable value of £19,750 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2024-2025 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.

£22,500 per annum

### Energy Performance Certificate

This property currently has an Energy Performance rating of C(63).

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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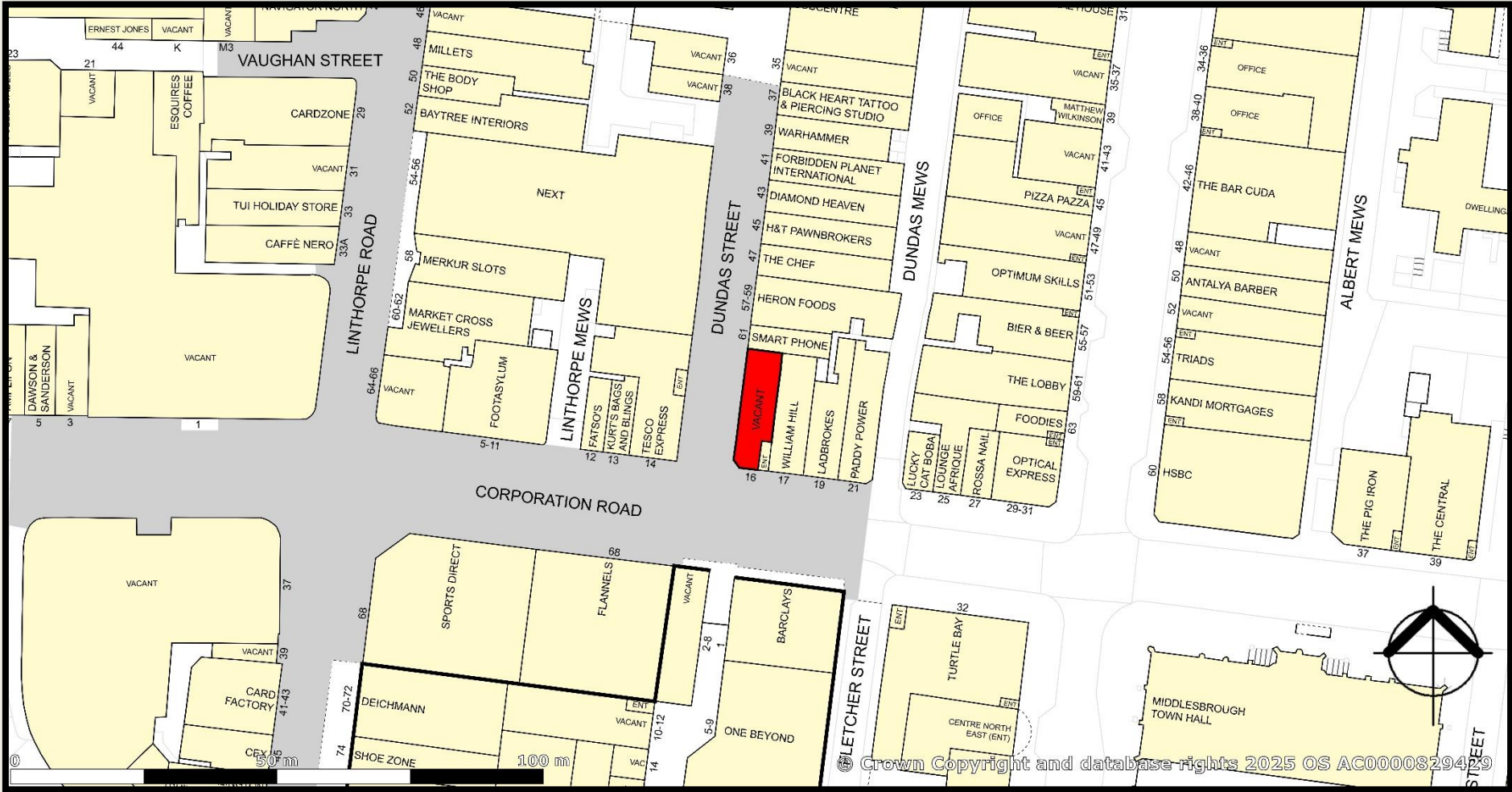




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