

To Let



PROPERTY SUMMARY

- Ground floor retail with ancillary sales / storage to the rear
- 1,031 sq. ft
- £13,250 pa
- Nearby occupiers include Parkers Convenience, The Rusty Razor, One Stop and Ladbrokes

Retail Unit

Unit 5 Norfolk Place, Berwick Hills, Middlesbrough, TS3 7PB



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Norfolk Place is a well-situated residential and mixed-use area located in the heart of Middlesbrough, North Yorkshire. Positioned just off the A66, the location offers excellent road connectivity, providing direct access to the wider Teesside region and the national motorway network via the A19.

The area benefits from close proximity to Middlesbrough town centre, which is approximately a 10-minute drive away, offering a wide range of retail, dining, and leisure amenities. Public transport links are strong, with regular bus services operating nearby and Middlesbrough railway station providing regional and national rail connections.

Norfolk Place is surrounded by a mix of residential developments, local businesses, and community facilities, making it an accessible and convenient location for both commercial and residential purposes.

Description

The property comprises a mid terraced, ground floor retail unit that benefits from open plan sales area with glazed frontage with an electric roller shutter.

There is ancillary sales / storage area to the rear with loading door, kitchen and WC.

Accommodation

Unit	m ²	ft ²
Ground floor	95.83	1,031
TOTAL GIA	95.83	1,031

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 £13.250 per annum

Service charge

A service charge is payable for the upkeep of the parade. Details on application.

Energy Performance Certificate

An EPC has been commissioned.

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
01642 244130
07894 256 309
r.wilson@doddsbrown.co.uk



Alisa Robinson
01325 466945
alisar@carvergroup.co.uk

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