

Retail Unit To Let

49 Linthorpe Road,
Middlesbrough, TS1 5BS

Bradley Hall

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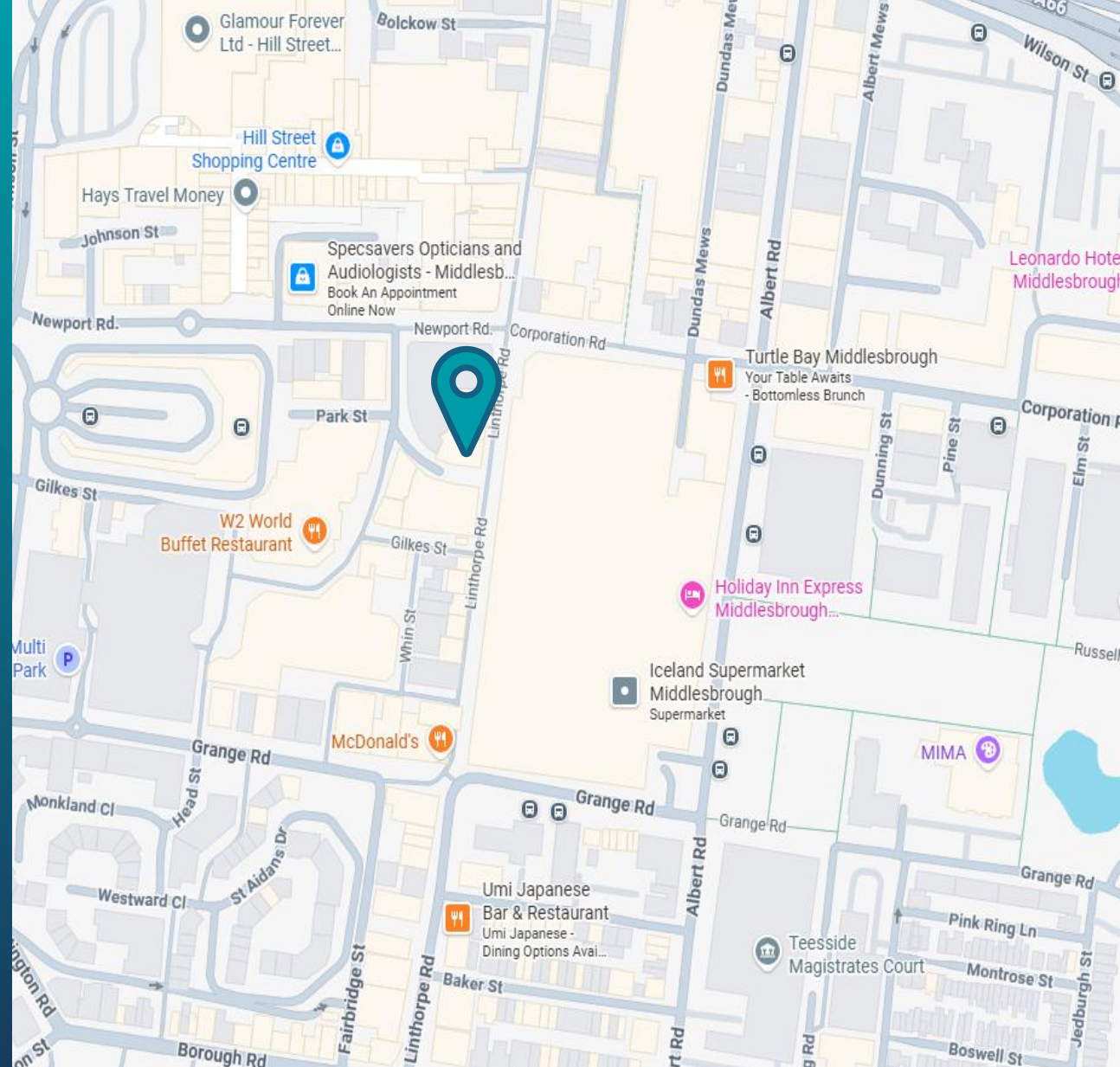
Suite 6 Wynyard Business Park, Wynyard TS22 5TA



LOCATION

Middlesbrough is the principal town within the Teesside conurbation and had an urban area population of approximately 143,900 according to the 2021 Census. The town occupies a strategic position in the North East of England, lying around 40 miles south of Newcastle upon Tyne, 50 miles north of York and approximately 64 miles north of Leeds. The A19 provides direct access to Junction 60 of the A1(M), approximately 10 miles to the northwest, while the A66 connects to Junction 57 of the A1(M), around 14 miles to the west, offering good regional connectivity.

Linthorpe Road is widely regarded as the prime retail pitch within Middlesbrough Town Centre. The subject property is positioned within the pedestrianised section of the street, generally considered the most desirable trading location, surrounded by a strong mix of national multiple occupiers including Millets, The Body Shop, Next, Caffè Nero and Sports Direct. The property further benefits from a prominent frontage and occupies a highly visible position opposite the Linthorpe Road entrance to Cleveland Shopping Centre.



DESCRIPTION

The property comprises a mid-terraced retail unit with ancillary basement storage accommodation. The unit benefits from a prominent full-width glazed shopfront providing good natural light and visibility along Linthorpe Road, together with return frontage and security via electric roller shutter doors.

Formerly occupied by Hays Travel, elements of the previous fit-out remain in situ. The ground floor provides a well-proportioned and largely open-plan sales area, offering flexibility for a range of retail or service uses, subject to the necessary consents.

ACCOMMODATION

Part	Sq Ft (NIA)	Sq M (NIA)
Ground Floor	1,046	97.19
Basement	637	59.19
Total	1,683	156.38



Important Information



The property is available by way of a new lease, at a rent of £30,000 per annum, subject to terms.

Rating Assessment

The rateable value of the premises as at 1 April 2026 is £0 and the estimated rates payable for the current year is £16,500. This is based on the standard Small Business Rate of 49.9p in the pound; however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

The property has an EPC Rating of C (59).

Legal Costs

Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code for Leasing Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
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