



36 LINTHORPE ROAD
Middlesbrough, North Yorkshire, TS1 1RD

MODERN
352 SQ M (3,789 SQ FT)

RETAIL UNIT TO LET

BradleyHall

DESCRIPTION

The property comprises a substantial mid-terraced commercial building arranged over basement, ground, first and second floors.

The accommodation provides a predominantly open plan retail sales area at ground floor level together with ancillary storage, staff and basement accommodation. The upper floors offer further storage, office and ancillary accommodation and may present opportunities for refurbishment or alternative uses, subject to the necessary statutory consents.

KEY SPECIFICATION

- Prominent pedestrianised town centre location
- Arranged over three floors.
- Excellent transport links via the A66 and Middlesbrough Station .
- Prominent retail frontage
- Suitable for a variety of uses.

USE

We understand the property falls within Use Class E (Commercial, Business and Service)

EPC RATING

The property has an Energy Performance Certificate (EPC) rating of C (72).



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	197.10	2,122
First Floor	78.1	841
Second Floor	76.8	827
TOTAL	352	3,790

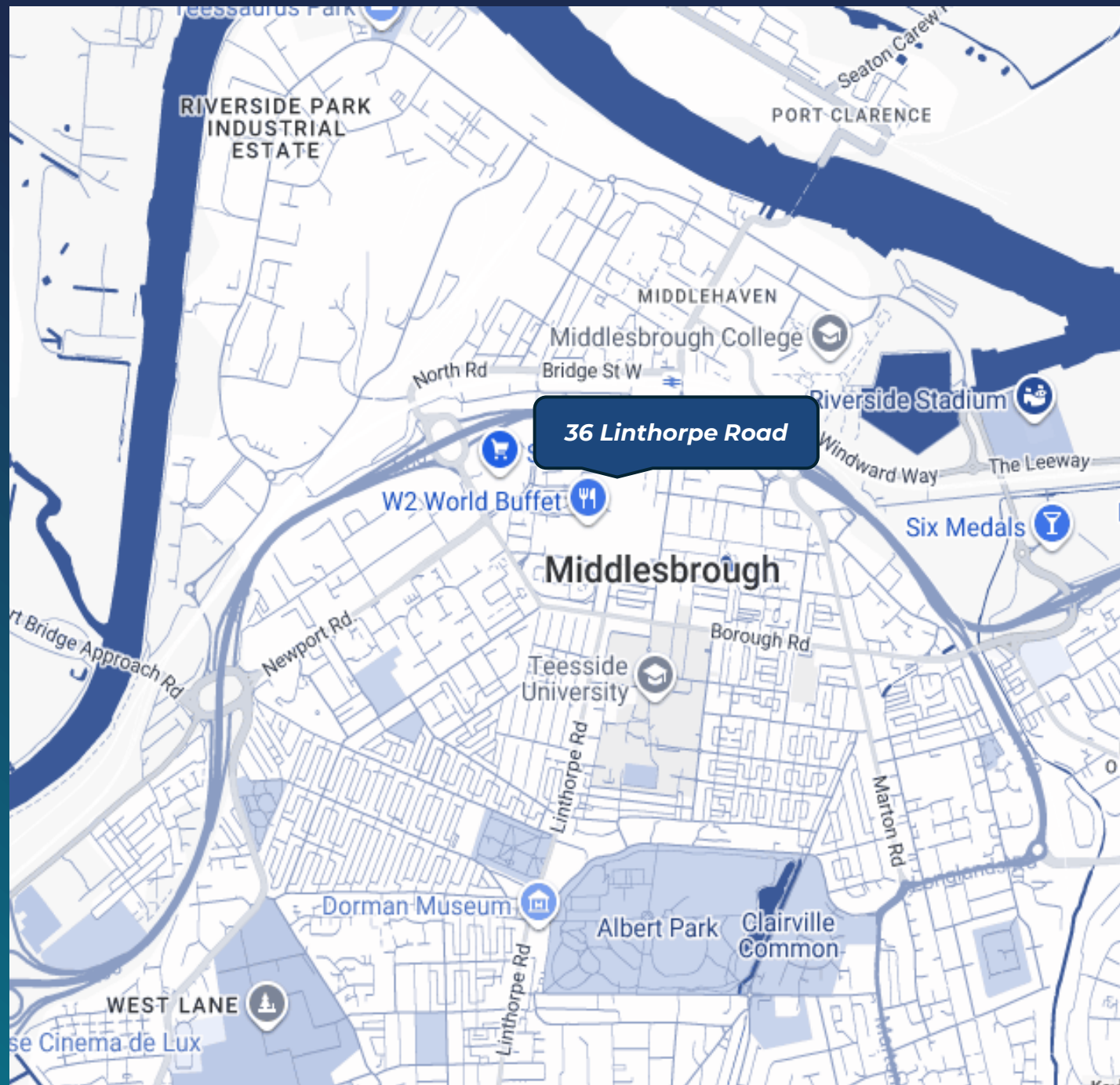
LOCATION

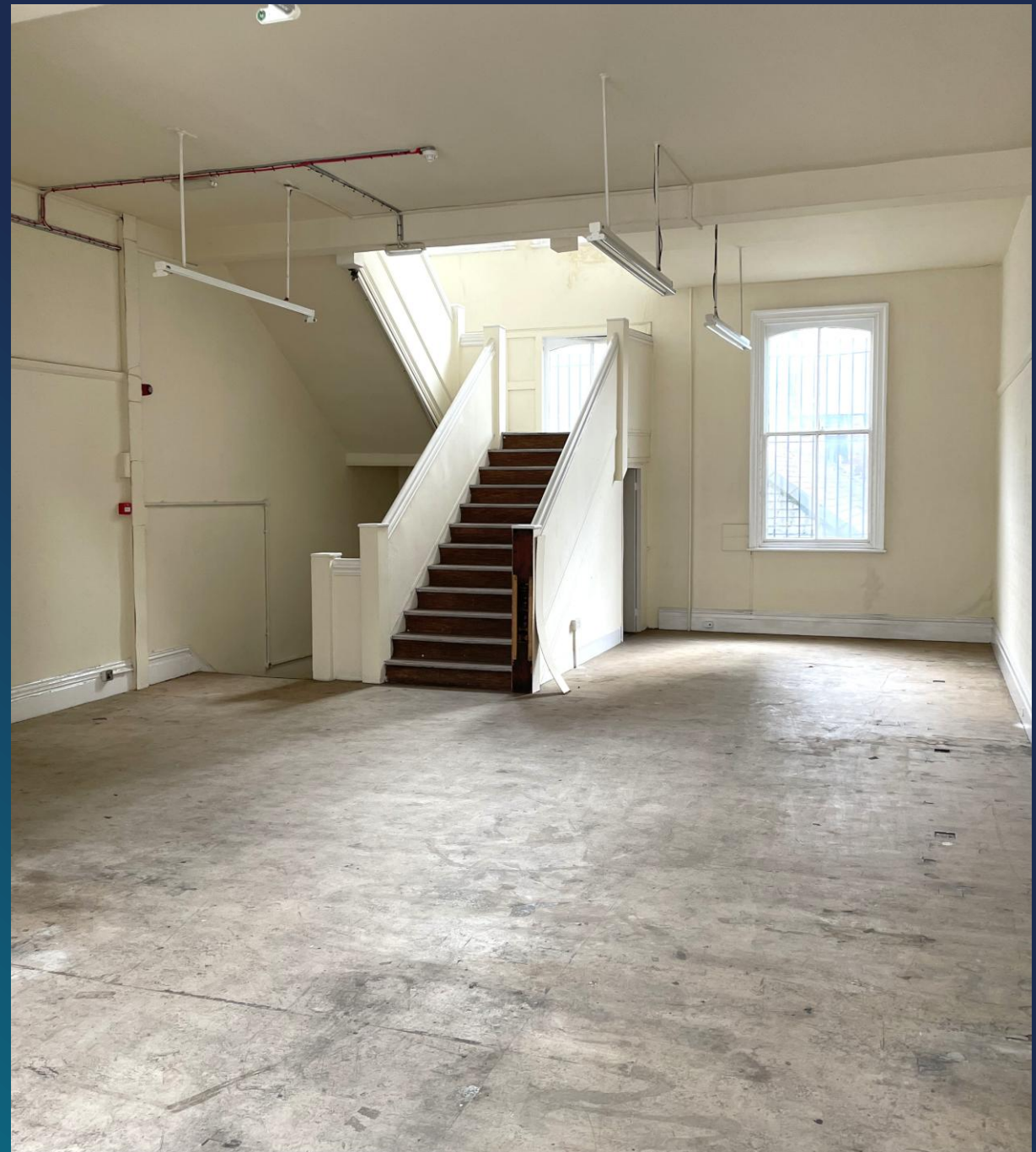
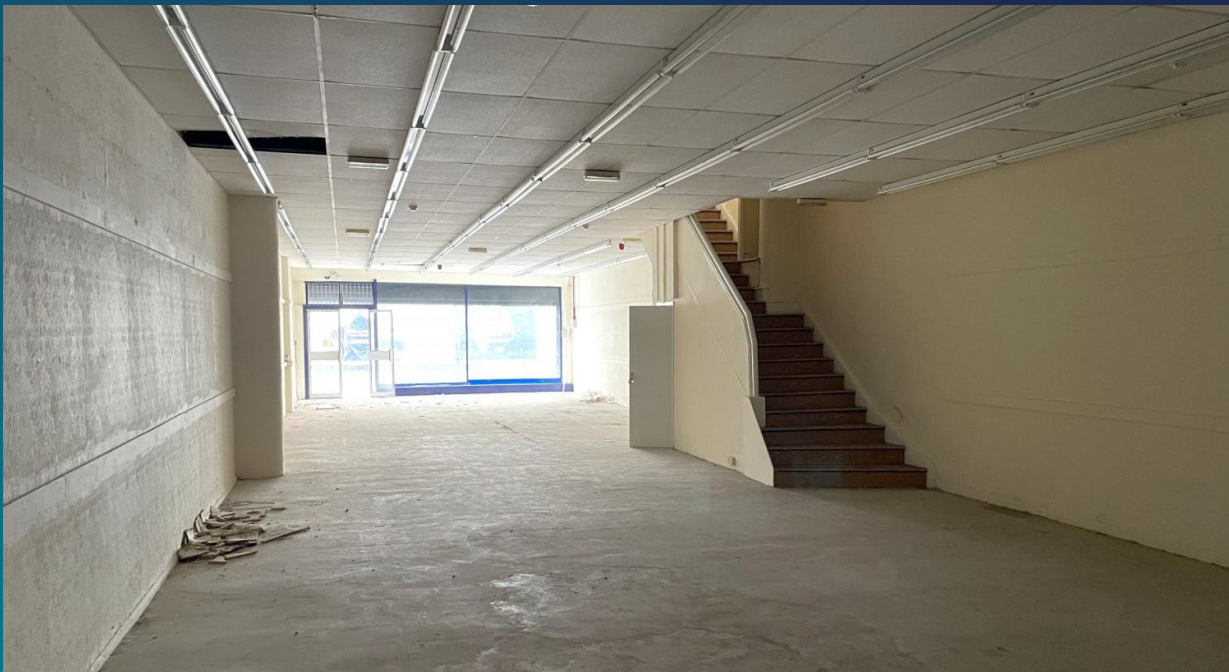
The property occupies a prominent position on the eastern side of the pedestrianised Linthorpe Road, one of Middlesbrough Town Centre's principal retailing pitches. The property benefits from high levels of pedestrian footfall and is situated in close proximity to the Cleveland Centre, Captain Cook Square and Middlesbrough Railway Station.

Surrounding occupiers comprise a strong mix of national, regional and independent retailers, including Cardzone, Halifax, Nationwide Building Society and Subway, together with a range of cafés, restaurants and professional services.

The property also benefits from excellent road connectivity, lying a short distance from the A66, which provides direct access to the A19, A1(M) and the wider Tees Valley region.

The property is also set to benefit from the ongoing redevelopment of the former Marks & Spencer building immediately opposite, which will feature Ideal Home as the principal occupier, alongside a new food court and a range of additional retail concessions. This significant investment is expected to increase pedestrian footfall and further strengthen the surrounding retail environment.





TERMS

The property is available to let by way of a new lease for a term of years to be agreed at £26,000 per annum.

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.

RATING

We are advised that the rateable value of the premises is £17,250. The estimated Business Rates are £8,607.75 per annum. However, interested parties should confirm the current position with the Local Authority.

VIEWING

To arrange a viewing, please contact Bradley Hall on the contact details below.

CONTACT

JOSEPH I'ANSON

+44 (0) 1642 265300

Joseph.ianson@bradleyhall.co.uk

BENJAMIN RIDDLE

+44 (0) 1642 265300

Benjamin.riddle@bradleyhall.co.uk

Bradley Hall



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