



NEW SHOP UNITS TO LET

25 Linthorpe Road / Hill Street, Middlesbrough TS1 1RH

SUMMARY

- Close to town centre and university campus
- Former M&S department store
- High visibility to Linthorpe road frontage and from the Hill Street Mall
- New carve up for retail and leisure users
- E class Consent with potential for other uses (subject to planning)
- Units from 236.0 m² (2,540 sq ft) to 3,042 m² (32,735 sq ft)
- Uppers upon application

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LOCATION

The new shop units to let are in Middlesbrough situated on Linthorpe Road in the pedestrian section of Linthorpe Road. The shops also have frontage on to the The Hill Street Centre shopping mall.

Nearby occupiers include **Next, Greggs, Café Nero and One Below.**

Middlesbrough is situated approximately 40 miles South of Newcastle upon Tyne and 15 miles East of Darlington. The town is the regional commercial centre for the Tees Valley area and has a population of approximately 150,000.

DESCRIPTION

The retail shops will comprise of new separate ground floor units to a shell specification.

ACCOMMODATION

Briefly, the subject shop units will provide the following approximate net internal areas:

Unit 1	321.9 m ²	(3,465 sq ft)
Unit 2	344.7 m ²	(3,710 sq ft)
Unit 3	344.7 m ²	(3,710 sq ft)
Unit 4	1,288 m ²	(13,860 sq ft)
Unit 5	236.0 m ²	(2,540 sq ft)
Unit 6	213.7 m ²	(2,300 sq ft)
Unit 7	292.6 m ²	(3,150 sq ft)
TOTAL	3,042 m²	(32,735 sq ft)

Uppers upon application

PLANNING USE

The property currently has E Class use but could be suitable for alternative uses subject to change of use. This is the former M&S building which will be split into new self-contained retail units with future uses for the upper floors.

This modern retail location benefits from Shopping Centre environment and street frontage but without the Centre Service Charges!

LEASE DETAIL

The units will be available on new effective tenants full repairing and insuring lease for a minimum term of 5 years. Rents from £20 psf c(25,760 pax).

SERVICE CHARGE

TBC

RATES

The premises are to be reassessed. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is being reassessed. A copy will be available shortly.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT. VAT is not charged on this property.

VIEWING

Strictly through the agents Connect Property North East:

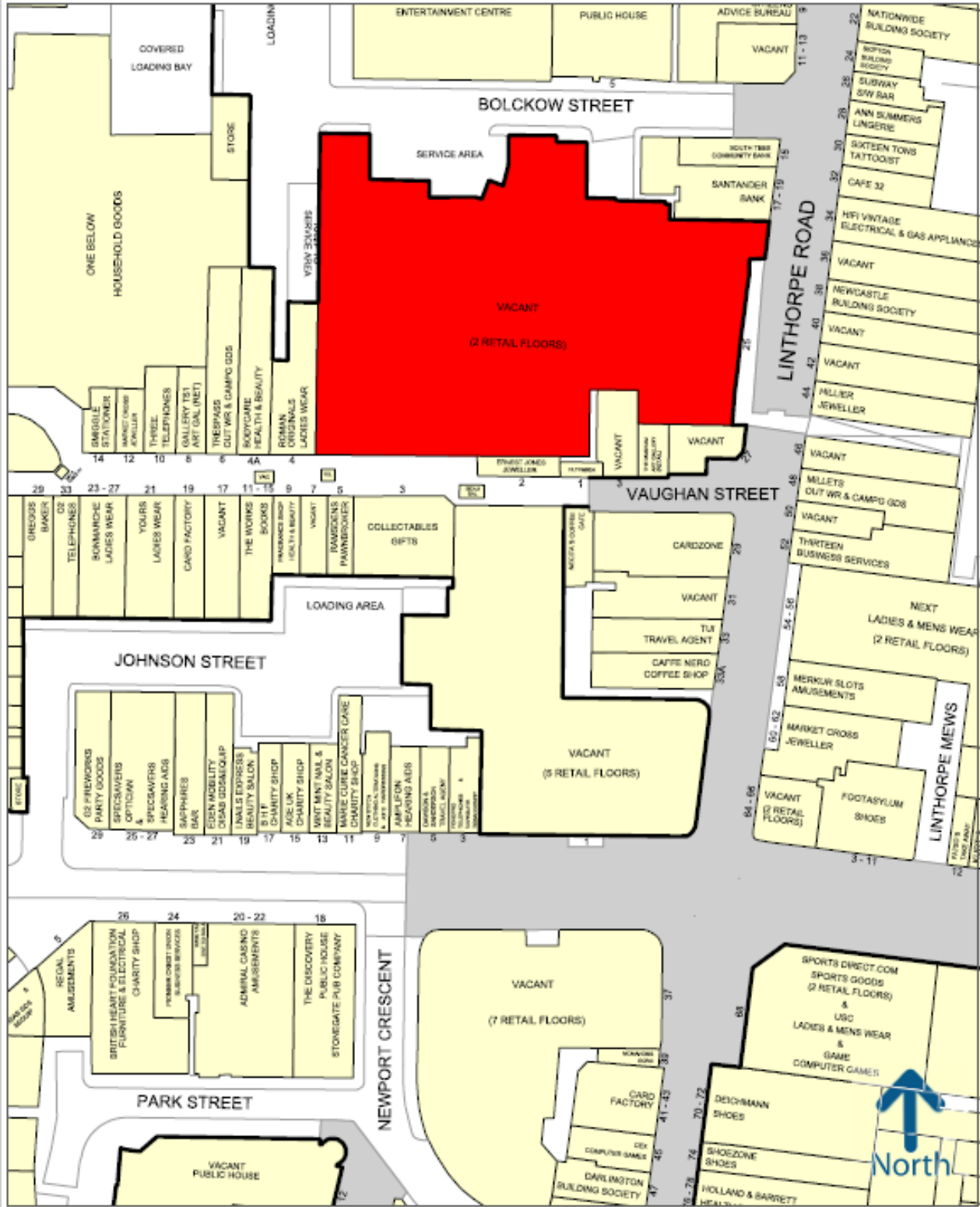
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50 metres

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