

**122 LINTHORPE ROAD, MIDDLESBROUGH, TS1 2JR**  
**RETAIL PREMISES**

**TO LET**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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# 122 LINTHORPE ROAD, MIDDLESBROUGH, TS1 2JR

To Let: Retail premises

## LOCATION

The property is located on the eastern side of Linthorpe Road between the junctions of Bedford Street and Baker Street.

This locality has a number of national occupiers such as McDonalds, Ladbrokes, Savers and Brighthouse. The area has had something of a renaissance in recent years with the numerous Bars, Restaurants Independent retailers and Micropubs giving the locality a new lease of life.

## DESCRIPTION

The building comprises of a end-terraced three storey building of traditional brick construction under a pitched slate covered roof.

Internally the premises have been used as a sandwich shop for many years. The upper floors can be used for storage purposes or subject to alteration and planning consent could be suitable for a variety of uses.

## ACCOMMODATION

Ground Floor Sales:	72	sq m	( 775 sq ft)
First Floor:	37.2	sq m	( 400 sq ft)
Second Floor:	103.8	sq m	(1,117 sq ft)

## RATING ASSESSMENT

The premises have a Rateable Value of £18,750.

## TENURE

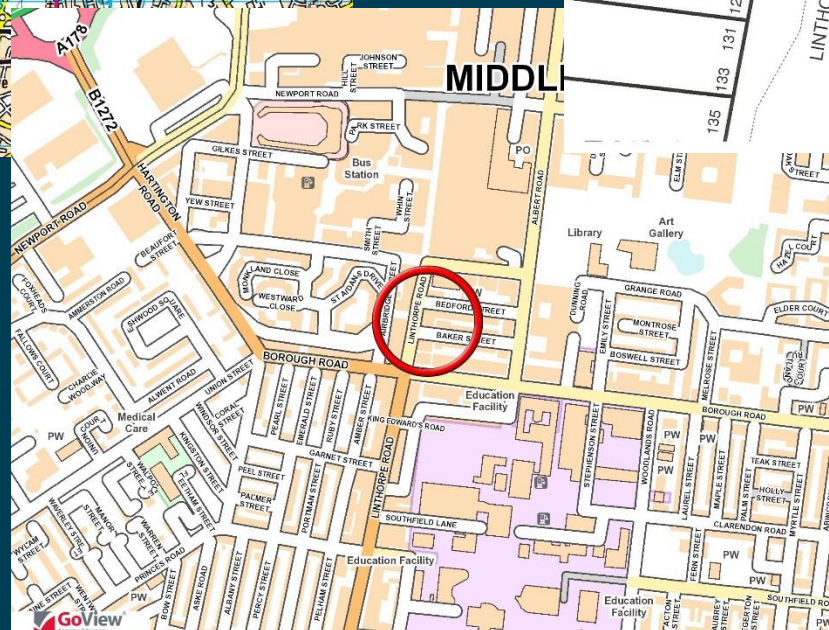
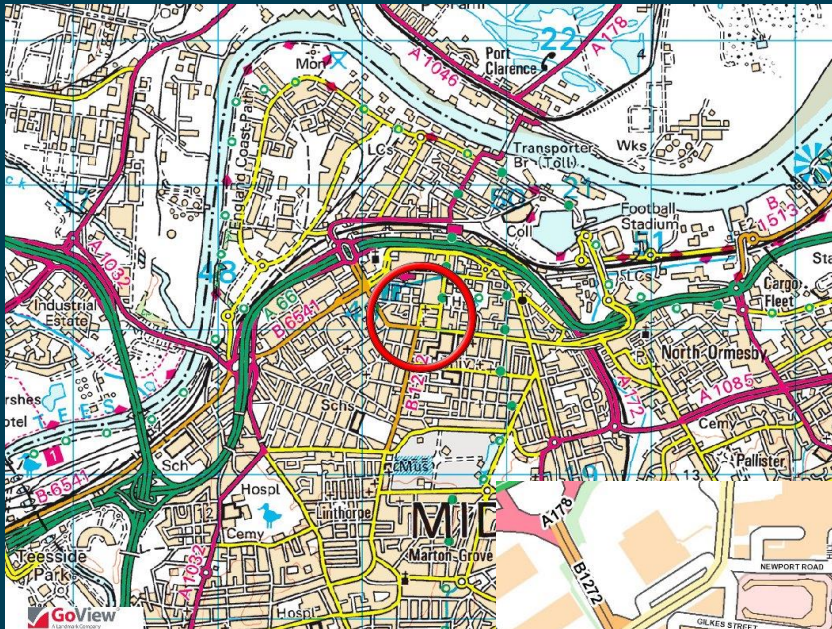
The premises are available to let on a new lease for a term of years to be agreed at an asking rent of £16,000 per annum.

## VIEWING

Contact Paul Stevenson on 01642 713303

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## Energy Performance Certificate Non-Domestic Building



118-120, Linthorpe Road  
MIDDLESBROUGH  
TS1 2JR

Certificate Reference Number:  
0210-7988-0373-2590-3074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

100

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	289
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	121.26
Primary energy use (kWh/m <sup>2</sup> per year):	717.26

### Benchmarks

Buildings similar to this one could have ratings as follows:	
27	If newly built
79	If typical of the existing stock

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