

# TO LET

CORNER RETAIL UNITS IN PRIME POSITION  
1,356 - 2,884 Sq Ft

- Prime corner retail unit
- Ground floor - 1,528 sq. ft
- Basement storage - 1,356 sq. ft
- Nearby occupiers include Tesco Express, Barclays Bank and Flannels

**16, CORPORATION ROAD, MIDDLESBROUGH**

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# 16, CORPORATION ROAD, MIDDLESBROUGH, TS1 1LN

## Location

Middlesbrough is the largest commercial centre between Leeds and Newcastle and is the dominant retail location in the Tees Valley serving a catchment of 640,000.

The property is in a prominent corner position fronting onto Corporation Road with side frontage to Dundas Street. Corporation Road forms one of the main prime shopping streets in Middlesbrough town centre and links the main office and civic quarter with the prime retail of Linthorpe Road.

The property is close to Middlesbrough Town Hall and other nearby occupiers include Barclays Bank, Turtle Bay, Tesco Express and Optical Express.

## Description

Available from September 2024, the property is available as a whole and will be available in a shell condition.

## Accommodation

	Sq Ft	Sq M
Ground floor	1,528	141.95
Basement	1,356	125.97
<b>TOTAL</b>	<b>2,884</b>	<b>267.92</b>

## Business Rates

The valuation office website shows a 2023 rateable value of £19,750 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2024-2025 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.

£22,500 per annum

## Energy Performance Certificate

This property currently has an Energy Performance rating of C(63).

A full copy of the certificate is available upon request.

## VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

## Additional Information

### Rent

£19,750 Per Annum

### Legal Costs

Each party to bear their own legal costs in connection with this transaction.

### Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

**Richard Wilson**

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