

UNIT 16, STOKESLEY ROAD, MARTON, MIDDLESBROUGH, TS7 8DX
FIRST FLOOR SALON / OFFICE UNIT ON A POPULAR SHOPPING PARADE

TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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To Let: First Floor Salon / Office Unit

LOCATION

The property is located in the best Neighbourhood Shopping Centre in Teesside. Stokesley Road/Dixons Bank/ A172 is a busy arterial route into Middlesbrough from the south and the wealthy suburbs of Marton, Nunthorpe, Stokesley, Great Ayton, Great Broughton etc.

The centre has 18 separate shops on the ground floor with commercial occupiers on the first floor.

The uses include Convenience Store, Estate Agents, Bookmakers, Café, Bar, Opticians, Fish & Chip Shop, Pizza Takeaway, Chinese Takeaway, Funeral Directors, Hairdressers, Beauticians, and Barbers.

The centre trades strongly both during the day and on an evening.

DESCRIPTION

The first floor unit provides open plan salon accommodation together with office space, private treatment rooms, kitchen and WC facilities to the rear.

Occupied for a number of years by Head Kandy as a hairdressing salon the unit benefits from LED spotlights, vinyl flooring, and frontage to Stokesley Road.

The unit is suitable for a variety of uses subject to the necessary planning and consents.

ACCOMMODATION

Sales Area	82.41 sq m	(887 sq ft)
Offices	15.06 sq m	(162 sq ft)
WC		
TOTAL	97.47 sq m	(1,049 sq ft)

RATING ASSESSMENT

The property has a Rateable Value of £9,100 and therefore qualifies for small business rates relief. Interested parties should contact Middlesbrough Council for the exact rates payable.

TENURE

The property is available on effectively full repairing and insuring lease for a minimum term of 3 years at a rent of £10,000 per annum.

SERVICE CHARGE

The unit is subject to an annual service charge which covers the service costs of maintaining and repairing the communal areas and external elements of the property.

The latest service charge amount for 2026-2027 is approximately £3,205 per annum.

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VAT

The property is proposed to be elected for VAT in the next financial year.

VIEWING

Strictly by appointment through this office

Contact: Jack Robinson
Tel: 01642 713303
Email: jack@thomas-stevenson.co.uk

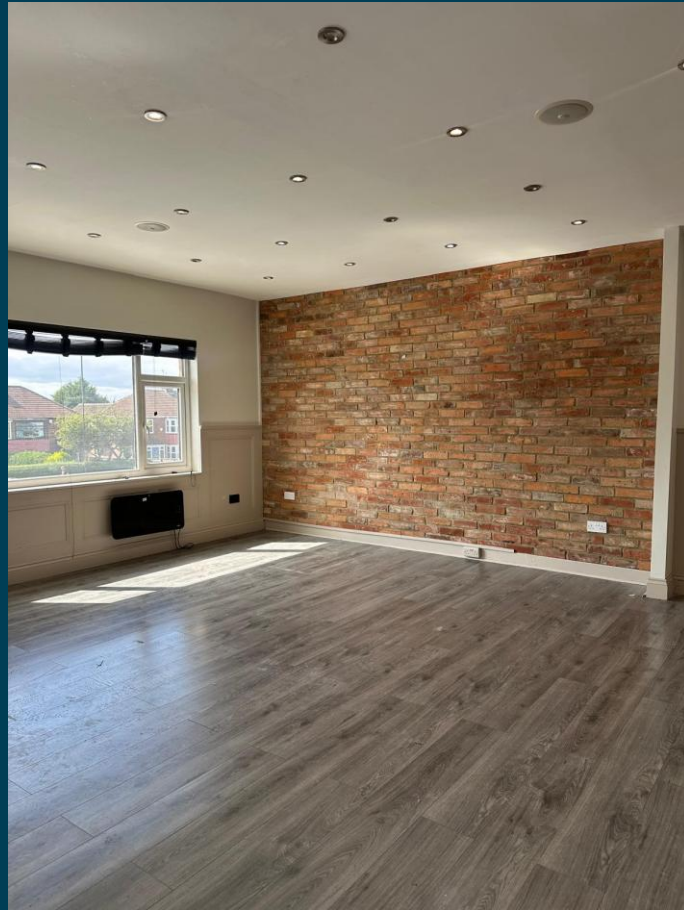
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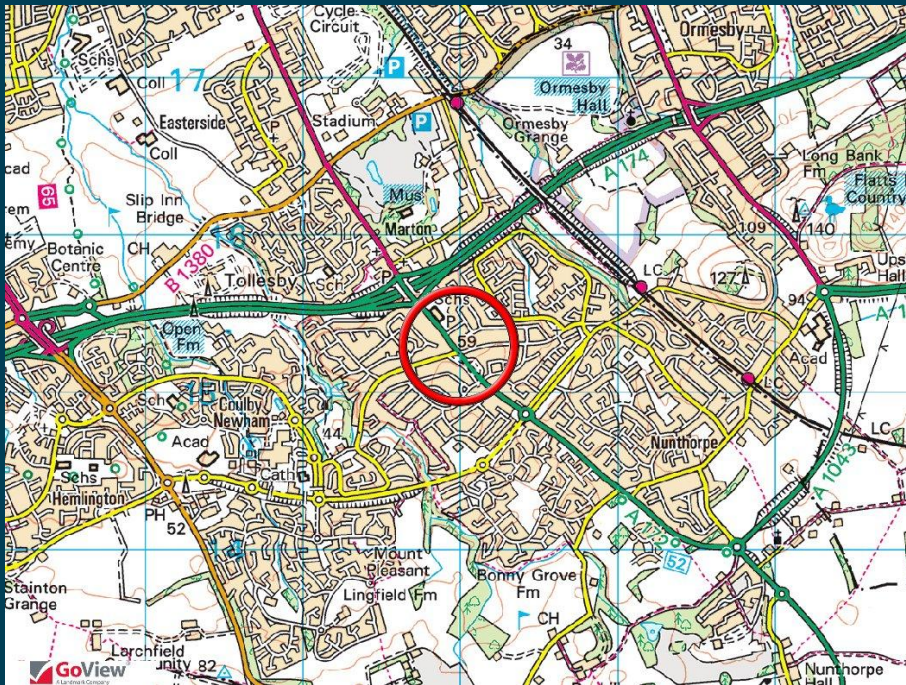
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Energy performance certificate (EPC)		
18 Stokesley Road Marton-in-Cleveland Middlebrough TS7 8DX	Energy rating	Valid until: 1 December 2031
	B	Certificate number: 4322-2348-5250-8693-6802

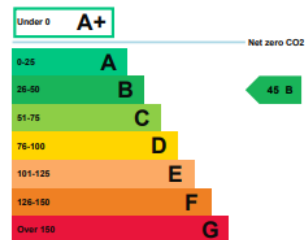
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	59 C

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