

# 428 LINTHORPE ROAD, MIDDLESBROUGH, TS5 6HW

## RETAIL PREMISES – VACANT POSSESSION

FOR SALE

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

The property is located in the popular Middlesbrough suburb of Linthorpe Village, popular with students and families.

This section of Linthorpe Road is just over a mile south of Middlesbrough Town Centre and has a successful neighbourhood centre of shops including Boots, Co-op Convenience Store, Greggs and Heron Frozen Foods.

### DESCRIPTION

The property is a mid-terraced two storey building arranged to provide a ground floor retail unit, first floor stores and staff amenities. Heating to the property is via electric wall mounted heaters. There are no external areas to the property.

The premises, which have been occupied by Mind for a number of years as a retail unit, are suitable for a variety of uses subject to the necessary planning and consents. The unit benefits from glazed road frontage to Linthorpe Road and an automatic fire alarm.

### ACCOMMODATION

The property provides the following approximate floor areas:

#### Ground Floor

Sales 40.91 sq m / 438 sq ft

WC

#### First Floor

Stores 29.81 sq m / 321 sq ft

### PROPOSED TERMS

The freehold property is available to purchase with offers in the region of £140,000 invited.

The occupier will require a minimum of 3 weeks post exchange to vacate the premises.

### VAT

The property is not elected for VAT.

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## RATING ASSESSMENT

The premises have a Rateable Value of £8,400 and therefore qualifies for small business relief. Interested parties should contact Middlesbrough Council for the exact rates payable.

## VIEWING

Strictly by appointment only.

Contact      Jack Robinson  
                  01642 713303  
                  [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)

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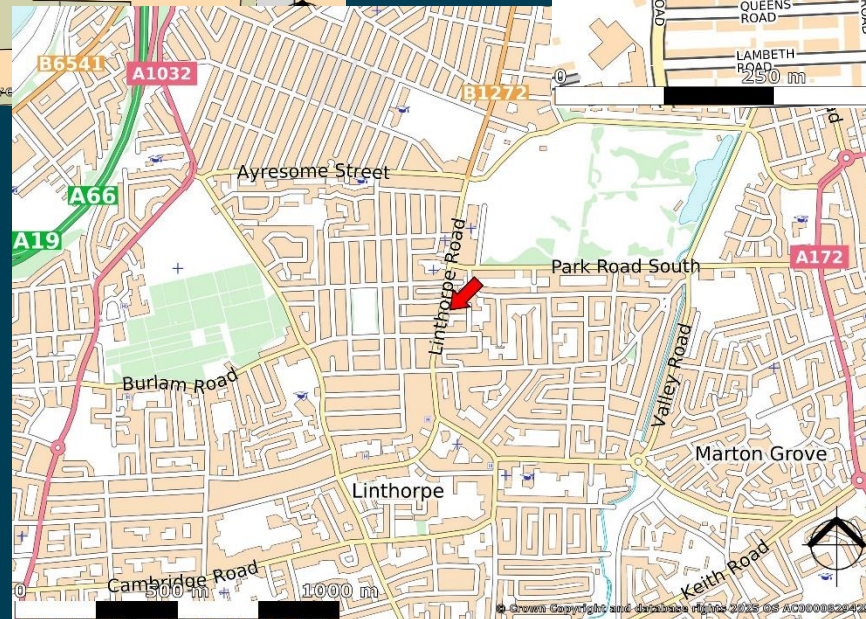
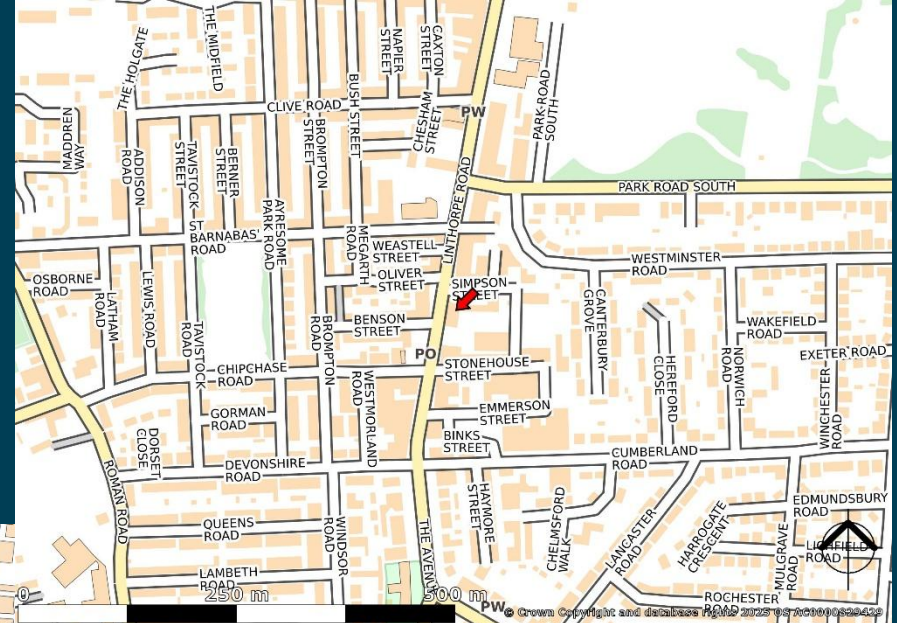
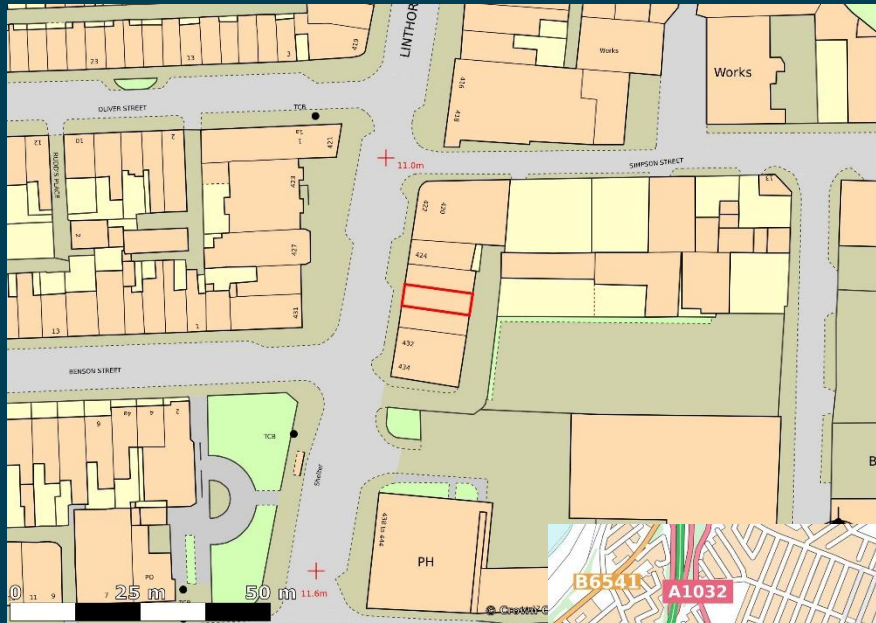
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