



## 45-49 Albert Road, Middlesbrough, TS1 1NS

### Ground Floor Retail/Leisure Space

- Prime Leisure Location
- Benefits from A5 (Hot Food Takeaway) In Part
- In The Heart Of The Town's Night Circuit
- Large Ground Floor Comprising Of Two Units
- Train Station within a 2-minutes Walk
- [///talent.views.likely](http://talent.views.likely)

## Summary

<b>Available Size</b>	750 to 7,250 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

Located on the busy Albert Road, this retail/Leisure unit offers a great opportunity for businesses in the heart of Middlesbrough within 100m pf the striking famous Middlesbrough Town Hall. The unit provides two large display windows to the front with plenty of passing foot traffic passing all day. Internally the unit can offer a combination of either large open plan floor space or spacious smaller rooms with ancillary and staff restrooms located to the rear of the building.

The smaller half of the unit (right front) was recently trading as a hot food takeaway premises (A5 Hot food takeaway consent) This additional space provides opportunities to keep sub division for a range of uses such as cafes, take aways and other retail businesses to grow within a prime location. The property is secured currently with electric roller shutter doors to the front and there is rear access for delivery and emergency exit on to Dundas Mews.

## Location

45-49 Albert Road is located in the heart of Middlesbrough's Towns bustling business and Leisure district, just off the A66. it is surrounded by popular retailers and shopping hubs including the Cleveland Shopping Centre, Hillstreet Shopping Centre, and Captain Cook Square. The high footfall and proximity to the town hall, bus station, hotels, restaurants and takeaways make this an ideal location for business. The main train station is located within a 2-minute walk of the property.

The premises can be accessed from Albert Road, which in turn provides access to the A66 East and West. The A19 North/ South bound can be picked up from the A66 West offering wider linkages to Newcastle, York and Leeds and the A66 West across to Darlington as well as access to the A1(M).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail/Leisure	6,500	603.87	Available
Ground - Retail Takeaway	750	69.68	Available
<b>Total</b>	<b>7,250</b>	<b>673.55</b>	

## Viewings

All viewings via the agents listed

## Terms

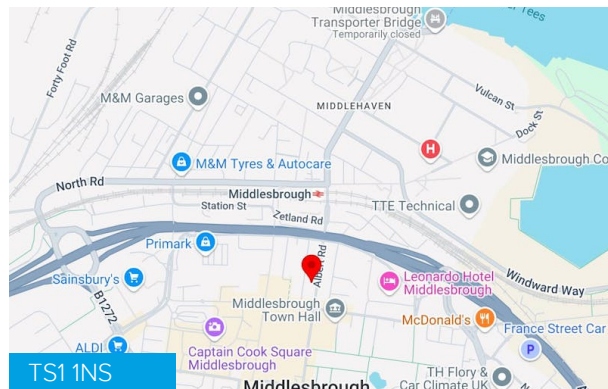
Full FRI lease will be offered

## Legal Costs

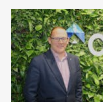
Each Party to pay their own costs in any transaction

## Three Word Location

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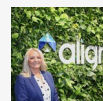
## Viewing & Further Information



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