

FOR SALE or TO LET: 58 LINTHORPE ROAD, MIDDLESBROUGH TS1 1RA



- Reduced Terms – available Freehold or Leasehold
- Prime pedestrianised Town Centre location.
- Close to public transport facilities and Town Centre Car Parks
- Nearby occupiers include: Next, Café Nero, Sports Direct, H Samuel, Goldsmiths and Footasylum.

SITUATION

The property is situated in a prime location on pedestrianised Linthorpe Road close to the principal entrance to the Hill Street Shopping Centre and adjacent to Next and Market Cross Jewellers. Other retailers in the vicinity include Sports Direct, Café Nero, Goldsmiths and Clintons as shown on the attached goad extract.

ACCOMMODATION

Arranged over ground & first floors with private loading and parking provisions to the rear.

| | | |
|-------------------------|-------------|--------------|
| Internal Width | 27 ft 8" | (8.4 m) |
| Ground Floor Sales | 2337 sq ft | (217.1 sq m) |
| Basement Store | 2922 sq ft | (271.5 sq m) |
| First Floor Sales/Store | 1,768 sq ft | (164.3 sq m) |
| Second Floor Store | 339 sq ft | (31.5 sq m) |

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at a rent of **£45,000 per annum** exclusive.

FREEHOLD SALE

The Freehold interest with Vacant Possession is available and offers are sought in the region of **£450,000 excl.**

BUSINESS RATES

| | |
|-------------------------|---------|
| Rateable Value | £56,000 |
| Estimated Rates Payable | £28,672 |

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

EPC

A copy of the EPC is available on request from this office.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

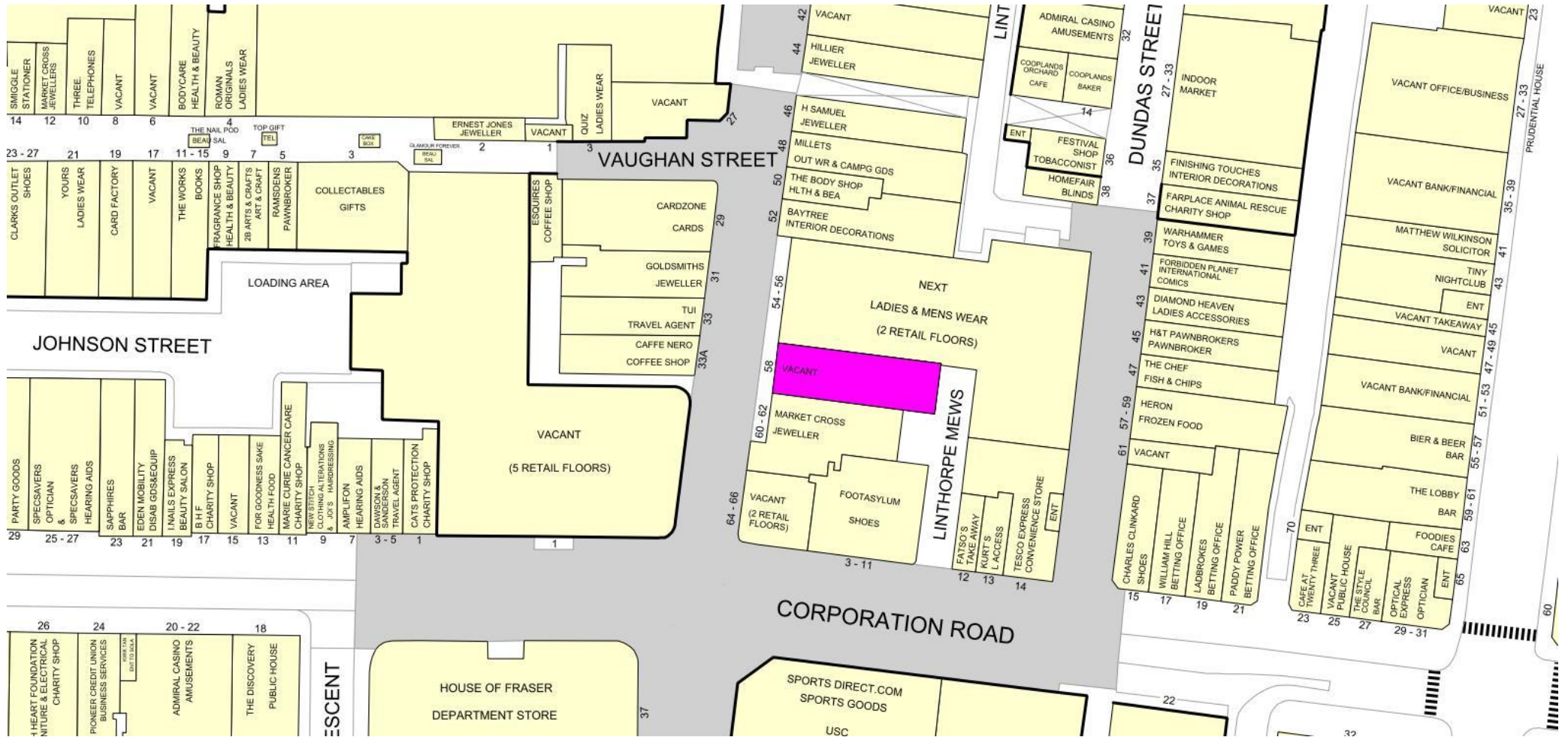
For enquiries, viewing, and general information please contact:

Ian Angus

E: iana@atretail.co.uk

T: 0191 2804235

M: 07960 466 211



MISREPRESENTATION ACT 1967: ATF Retail Limited for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. Non of the statements contained in these particulars as to the property(s) are to be relied on as representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ATF Retail Limited or any person in its employment has any authority for any representation or warranty whatsoever in relation to the property. 5. Non of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **FINANCE ACT 1989:** Unless otherwise stated and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every responsible effort has been made by ATF Retail Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take professional advice.