



TO LET

Town Centre Retail Unit
13 Gilkes Street, Middlesbrough TS1 5ET

- Prominent Town Centre Location
- Nearby occupiers include, **Greggs and Waterstones**
- Rear Loading off service yard
- **Ground Floor Sale** **42.5 m² (458 sq ft)**
- **Total NIA** **68.6 m² (739 sq ft)**

Contact:

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Connect Property NE

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LOCATION

The property is situated in Gilkes Street which is the main connecting street between Linthorpe Road and Captain Cook Square Shopping Centre. Nearby occupiers include **Greggs and Waterstones**.

DESCRIPTION

The property is constructed over two floors with ground floor retail and first floor stores / staff. There is rear access of the service yard to the rear.

ACCOMMODATION

The accommodation provides the following approximate net internal areas and dimensions:

Gross Frontage	4.2 m	(13'09")
Net Internal Width	4.0 m	(13'02")
Shop & Built Depth	13.5 m	(145'06")
Net Ground Floor Sales	42.5 m²	(458 sq ft)
WC		
First Floor Staff & Stores	26.1 m ²	(281 sq ft)
Total NIA	68.6 m²	(739 sq ft)

RATING ASSESSMENT

The property has been assessed for rates with effect from April 2023 with an RV of £8,900 and 0.499 rate in the £-2025/26.

We anticipate that occupiers will benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

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PLANNING

The property has an existing E class planning consent, but alternative uses may be possible, subject to landlord and Local Authority consents.

LEASE TERMS

The unit is offered on a new 5 year fully repairing and insuring lease. Rent £20,000 per annum exclusive, subject to the overall terms of the lease.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

VAT is charged on top of the rent at 20%.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as C (63).

AML

The successful tenant will need to comply with our standard Anti-Money laundering procedure.

VIEWING

Strictly through the agents Connect Property North East:

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Expertan Goad Plan Created: 02/05/2025
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