



UPPER FLOORS TO LET

175-185 Linthorpe Road, Middlesbrough TS1 4AG

SUMMARY

- Close to town centre and university campus
- Upper floors of Former Psyche department store
- New side entrance off Garnet Street
- E class Consent with potential for other uses (subject to planning)
- Uppers from 856 m² (9,220 sq ft)

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LOCATION

The new shop units to let are in Middlesbrough situated on Linthorpe Road, at the centre of The University of Teesside campus which has a student population of approx. 30,000 driving significant footfall past the building.

Nearby occupiers include **Akbar's Restaurant, KFC** and a range of other bars and restaurants. The location supports a range of niche fashion retail, café and general retail.

Middlesbrough is situated approximately 40 miles South of Newcastle upon Tyne and 15 miles East of Darlington. The town is the regional commercial centre for the Tees Valley area and has a population of approximately 150,000.

DESCRIPTION

The retail shops will comprise of new separate ground floor units and further space on the first and second floor with Lift access. The street provides short stay parking at the front.

ACCOMMODATION

Briefly, the unit provides the following approximate net internal area:

Unit 5 and Uppers from - 856 m² (9,220 sq ft)

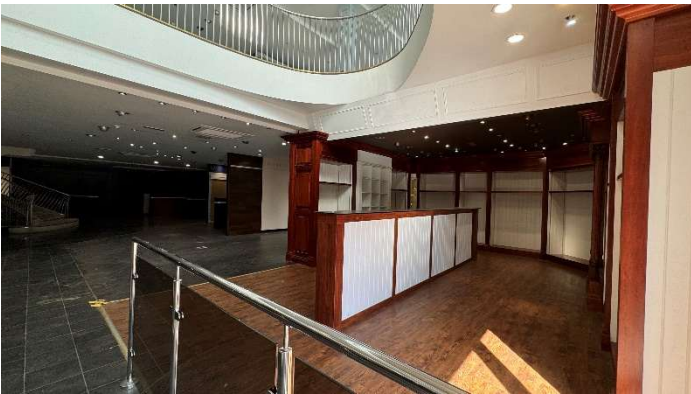
PLANNING USE

The property currently has E Class use but could be suitable for alternative uses subject to change of use.

This is the former Psyche building which has been split into new self-contained retail units on ground floor. Future uses for the upper floors might include Gym, Church, Wedding Venue, Residential.

This exiting landmark building will become the epi centre for modern retail and leisure uses in this part of the town.

Significant new private residential development is outlined close by as part of the town centre residential regeneration plans which will increase convenience need in this location.



LEASE DETAIL

The units will be available on new effective tenants full repairing and insuring lease for a minimum term of 5 years. Rents from £5 psf (£46,100 pax).

SERVICE CHARGE

TBC

RATES

The premises are to be reassessed. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is being reassessed. A copy will be available shortly.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT. VAT is not charged on this property.

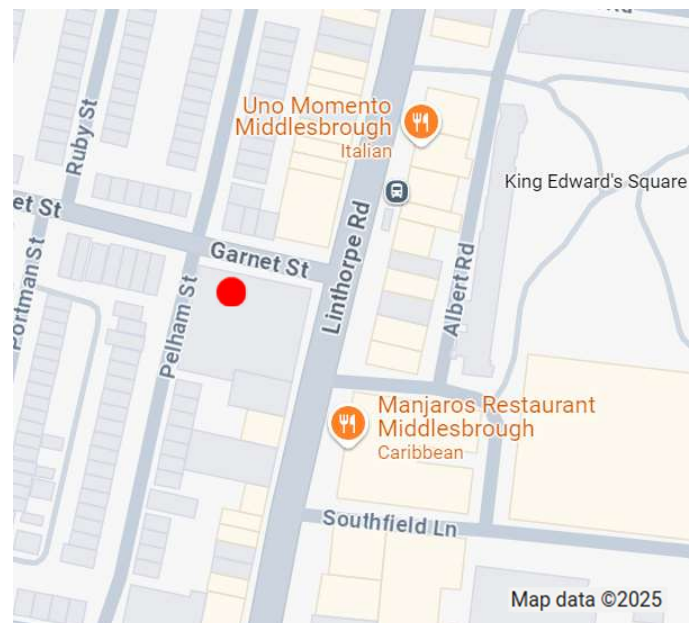
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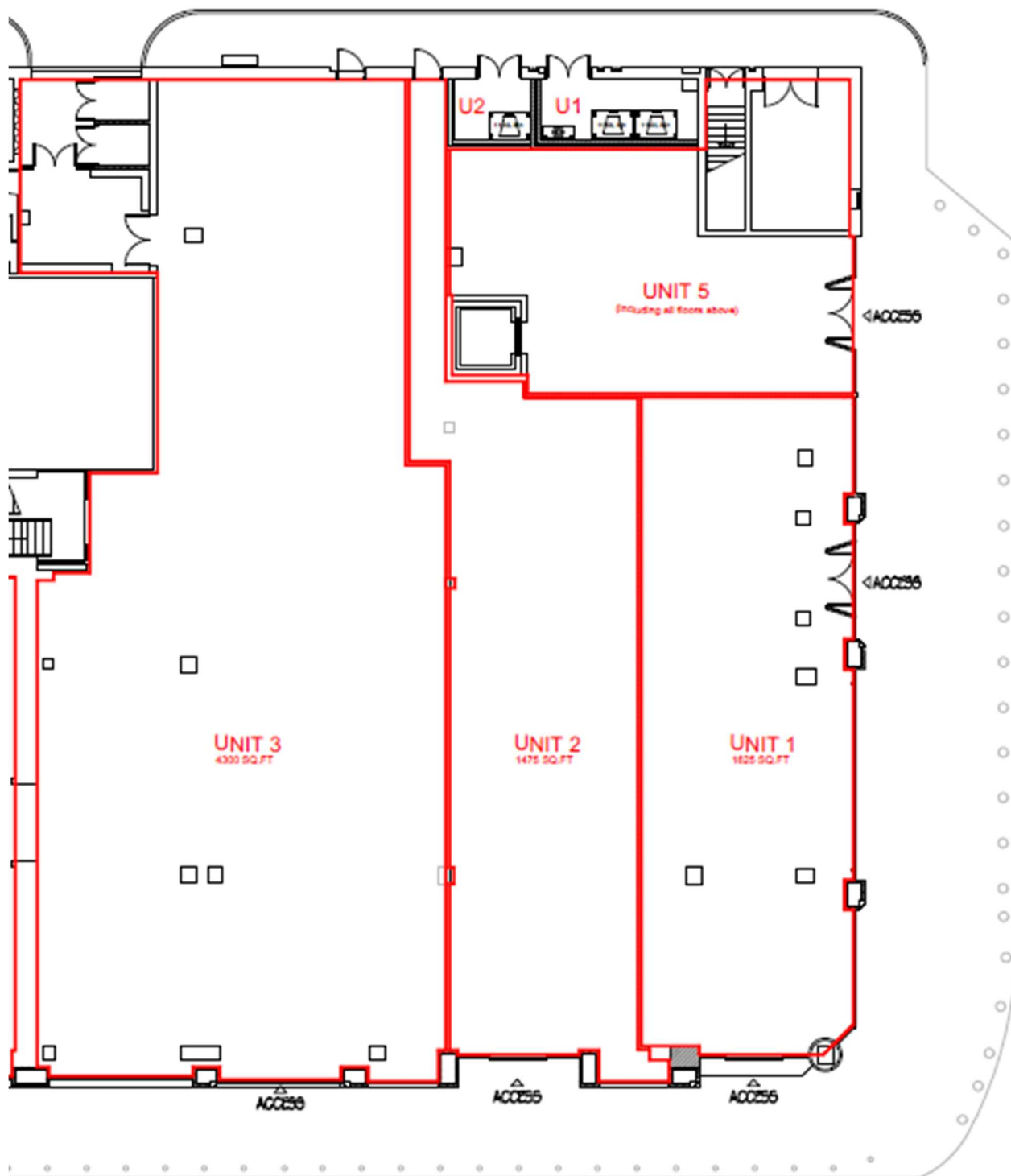
Strictly through the agents Connect Property North East:

Andrew Wilkinson

ddl: 01642 704932

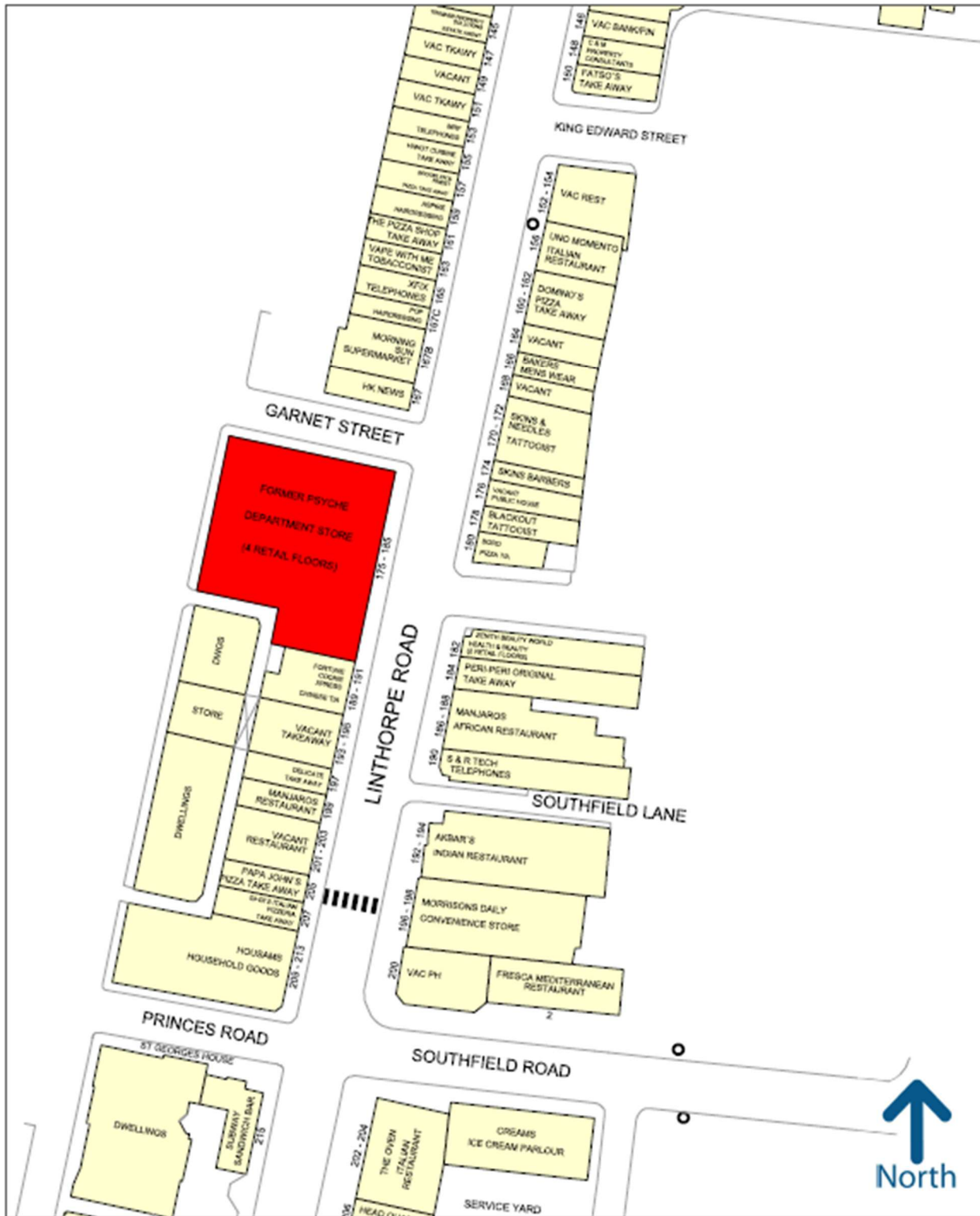
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LINTHORPE ROAD

GARNET STREET



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