



# TO LET

25 Bedford Street, Middlesbrough TS1 2LL

- Town Centre Location
- Excellent Public Transport Links
- Ground Floor Retail unit
- Popular Mixed use, bar, office, retail location between Albert Road & Linthorpe Road
- **Approx. 37.3 m<sup>2</sup> (402 sq ft)**

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## LOCATION

The premises are prominently located fronting Bedford Street which runs from Linthorpe Road to Albert Road close to the junction with Linthorpe Road in Middlesbrough Town Centre.

The premises are in close proximity to the prime retail area of Middlesbrough Town Centre, the Law Courts, Town Hall and various public car parks.

## DESCRIPTION

The premises comprise of a ground floor mid terrace property with dual pitched slate covered roof. The property would suit a variety of uses. The unit has a kitchenette area and DWC.

## ACCOMMODATION

The property provides the following approximate Net Internal Areas and dimensions:

Unit	Size
Ave Shop Width	3.4 m (11'04" sq ft)
Shop Depth	12.0 m (39'05" sq ft)
<b>Total</b>	<b>37.3 m<sup>2</sup> (402 sq ft)</b>

## LEASE TERMS

The premises are available by way of a new lease at a rent of £8,000 pax.

## RATING ASSESSMENT

The property is assessed for rating purposes with effect from April 2023 with an RV of £4,850 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.

## VAT

VAT will be charged as 20% on the rent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D (79). A full copy of the report will be available upon request.

## VIEWING

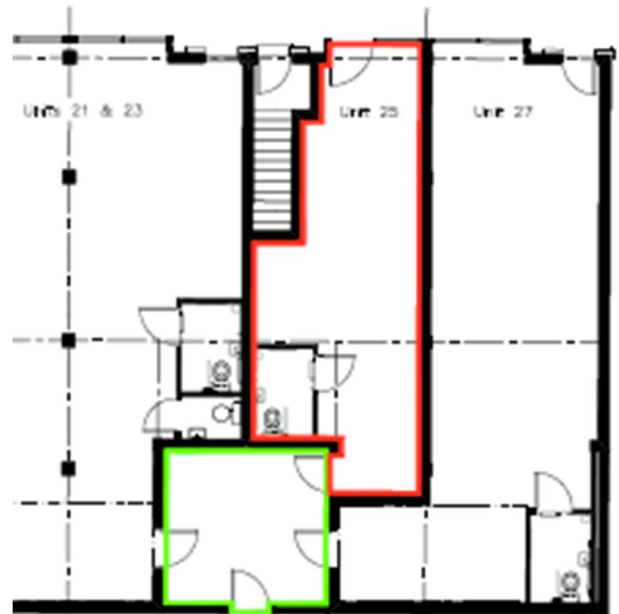
Strictly through the agents Connect Property North East:

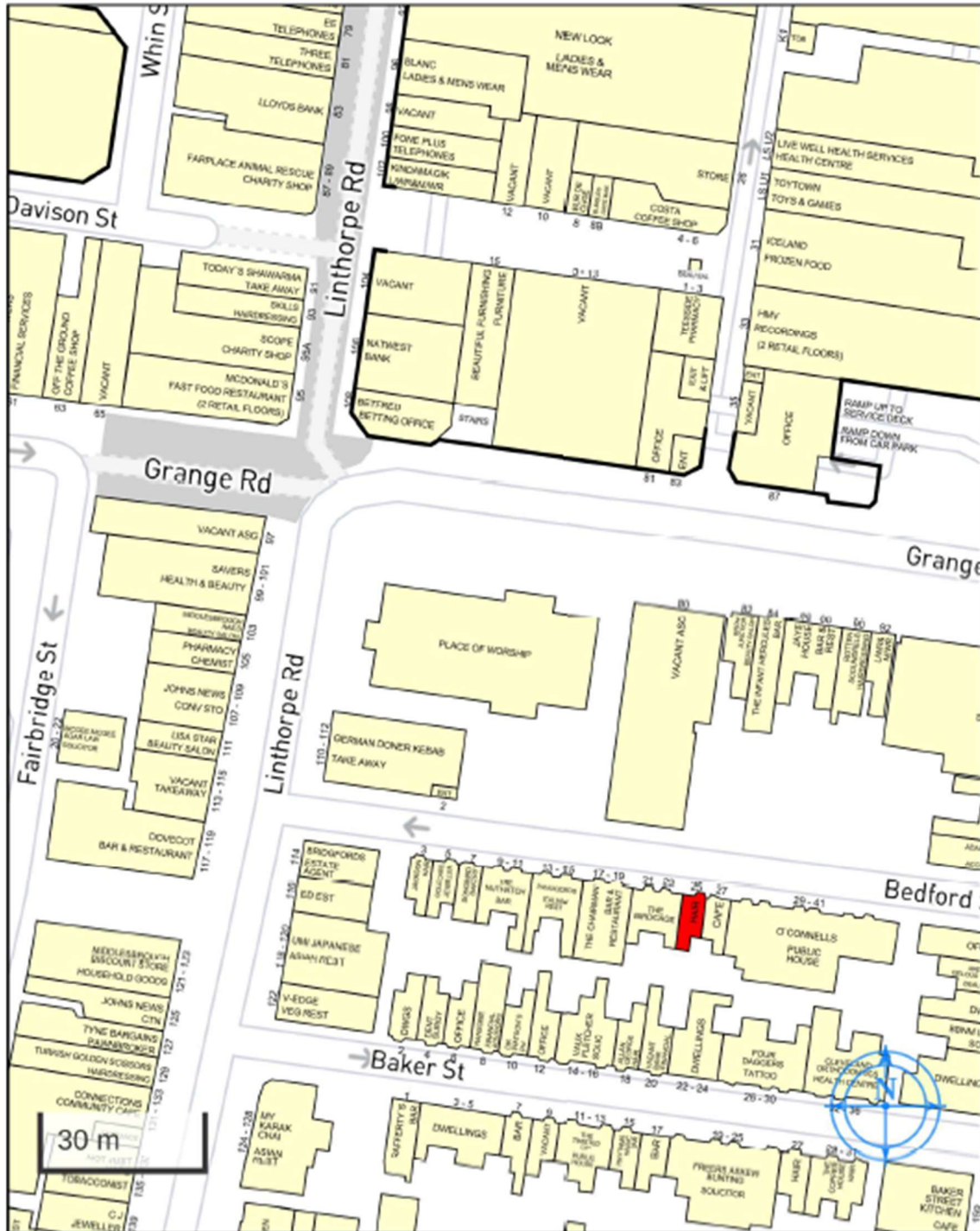
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