

NEWPORT ROAD

100-104 Newport Road
Middlesbrough TS1 5JD

FOR SALE



Freehold

Highly visible corner property

Busy & popular edge of town centre location

Ground & first floor sales and second floor accommodation

LOCATION

The property is situated on Newport Road at the junction with the B1272 Hartington Road. This is a busy road intersection linking the edge of town centre to the A66. Situated within walking distance (100 metres) of the town centre, the property has the benefit of good local parking and amenities close by.

Nearby occupiers include Aldi, Sainsburys and Specsavers. The property is near the main taxi rank and Bus Interchange.



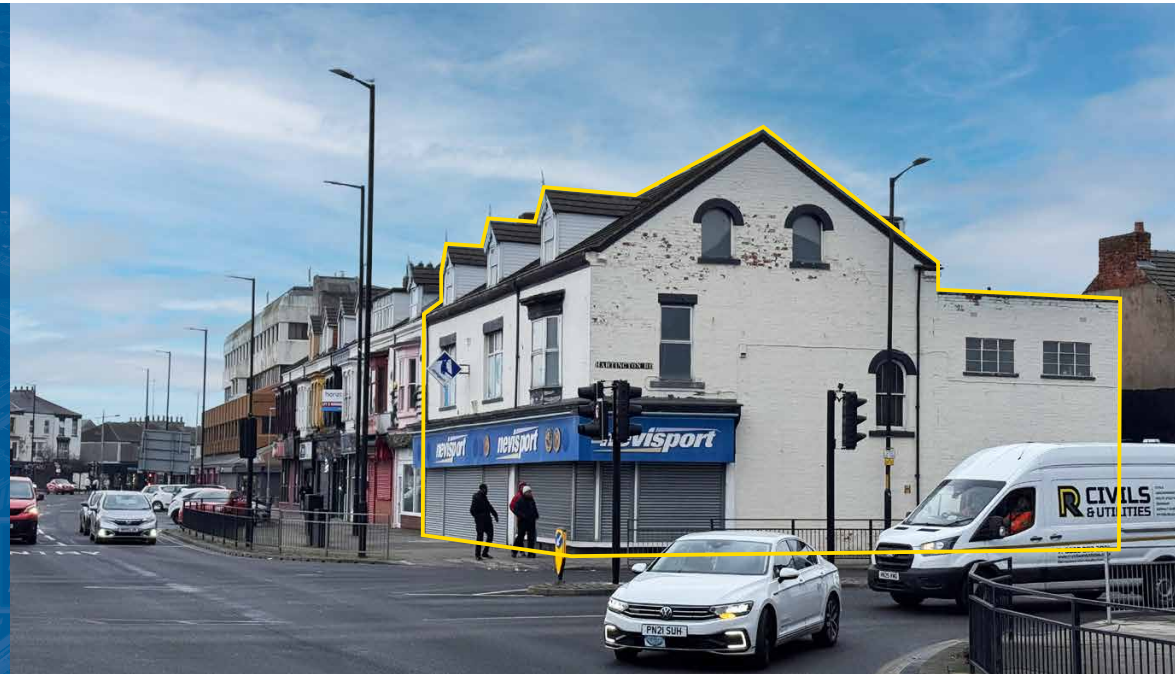
Situated on busy road junction

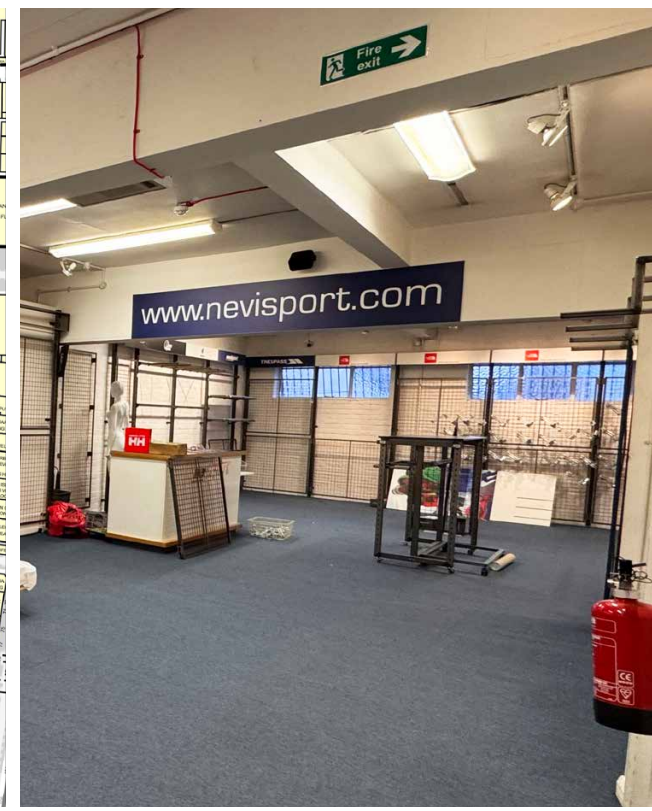
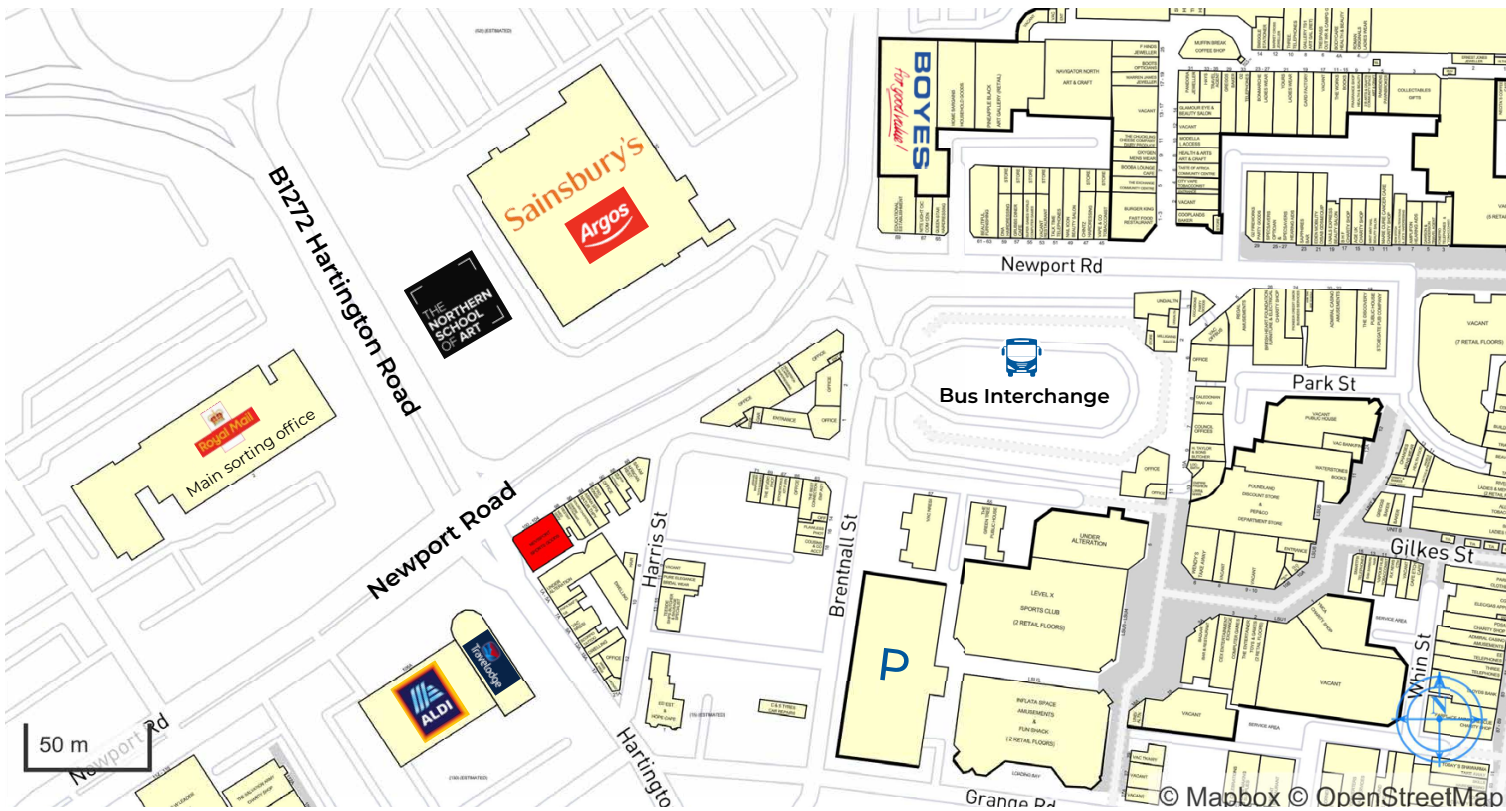


Parking nearby



4 minutes walk to bus station





DESCRIPTION

The property comprises of a three-storey end of terrace building of brick construction with dual pitch slate roof. The ground floor offers open plan sales with large retail glazed frontage with additional first floor sales and stores.

PLANNING

The property is currently E class use under the Use Classes Order. It could be suitable for a variety of uses in the future, subject to planning.

RATING ASSESSMENT

The premises are currently entered into the Valuation List at RV £14,750 from April 2026. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

ACCOMMODATION

Ground Floor Sales	202.5 m ²	2,180 ft ²
Ground Floor Store	28 m ²	302 ft ²
First Floor Sales	112.7 m ²	1,213 ft ²
First Floor Anc (inc office)	70.2 m ²	756 ft ²
Second Floor Sales	89.2 m ²	960 ft ²
TOTAL	502.6 m²	5,411 ft²

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band is to be assessed. A full copy will be available upon receipt.

PRICE

Offers for the freehold in the region of £295,000 exclusive are invited.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL FEES

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

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.

VIEWING



Cleveland Centre



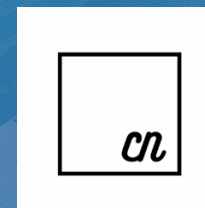
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