



# TO LET / FOR SALE

81 Linthorpe Road, Middlesbrough TS1 5BU

- Prominent Central Town Centre Location
- Close to Leisure regeneration of Captain Cook Square
- Opposite the Cleveland Shopping Centre
- No service charge costs
- Nearby occupiers include Lloyds Bank, McDonalds, River Island, Admiral Casino, EE Telephones
- Ground Floor Sales 94.3 m<sup>2</sup> (1,047 sq ft)

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## LOCATION

The premises occupy a good, central location on Linthorpe Road, the principal retail thoroughfare in the Town Centre, located directly opposite the Cleveland Shopping Centre. Nearby retailers include Lloyds Bank, McDonalds, River Island, Admiral Casino, EE Telephones and more.

## DESCRIPTION

The property is a mid-terraced brick-built retail property providing a retail unit at ground floor and ancillary first and second floor stores, staff, office. Modern glazed shop front and Aircon.

## ACCOMMODATION

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

<b>Ground Floor Sales</b>	<b>97.3 m<sup>2</sup></b>	<b>(1,047 sq ft)</b>
First Floor	36.0 m <sup>2</sup>	(387 sq ft)
Second Floor	33.4 m <sup>2</sup>	(359 sq ft)
<b>Total NIA</b>	<b>166.7 m<sup>2</sup></b>	<b>(1,793 sq ft)</b>

## TERMS

Freehold offers in excess of £275,000 exclusive are invited.

Alternatively, the property could be offered on a new min 5 year fully repairing and insuring lease at a rent £25,000 per annum exclusive.

## TENURE

Freehold or Lease.

## RATING ASSESSMENT

We understand that the unit is assessed under the 1 April 2026 revaluation at £15,250. The current Uniform Business Rate for 2026/27 is 0.499 pence in the £.

**Estimated Rates Payable of £7,609.75 pa.**

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 re-assessed. A full copy will be made available on request.

## 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.

## AML

In accordance with Anti Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## VIEWING

Strictly through the agents Connect Property North East:

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