



# TO LET / FOR SALE

71-73 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
- Ground Floor Sales 168.4 m<sup>2</sup> (1,813 sq ft)

#### Contact:

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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.

## 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>168.4 m<sup>2</sup></b>	<b>(1,813 sq ft)</b>
Ground Floor Stores	36.6 m <sup>2</sup>	(394 sq ft)
First Floor stores/Office	80.2 m <sup>2</sup>	(863 sq ft)
Second Floor	86.0 m <sup>2</sup>	(927 sq ft)
Basement (not inspected)	83.6 m <sup>2</sup>	(900 sq ft)
<b>Total NIA (excluding Bas)</b>	<b>371.2 m<sup>2</sup></b>	<b>(3,997 sq ft)</b>

## TENURE

Freehold

## TERMS

Freehold offers in the region of £450,000 exclusive are invited.

## LEASE

Alternatively, the property could be offered on a new min 5 year fully repairing and insuring lease at a rent of £45,000 per annum exclusive.

## RATING ASSESSMENT

We understand that the unit is assessed under the 1 April 2026 revaluation at:

Ground Floor £30,500 RV

First Floor £5,400 RV

Second Floor £4,400 RV

The current Uniform Business Rate for 2026/27 is 0.499 pence in the £.

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 has been assessed as D (82). 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 a form of identification together with proof address and confirmation of the source of funding.

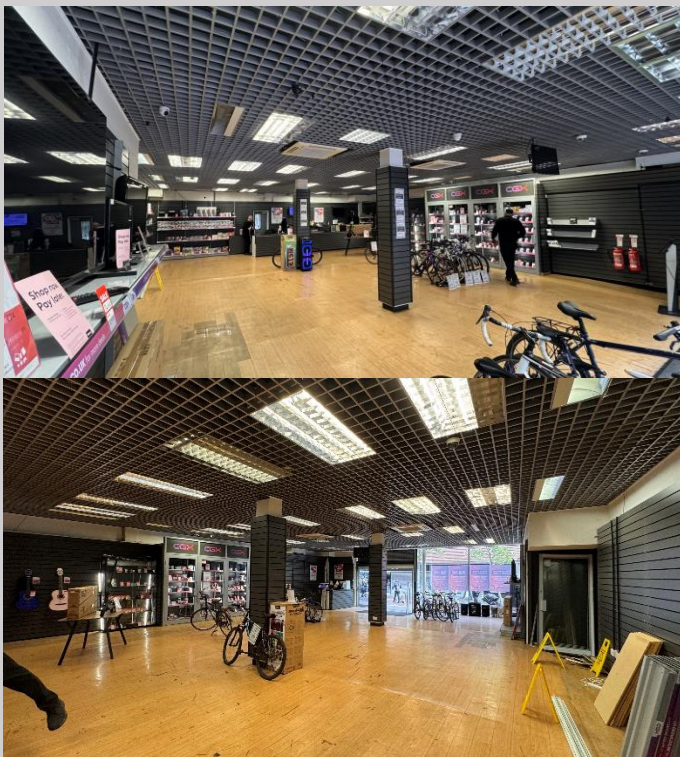
## VIEWING

Strictly through the agents Connect Property North East:

**Andrew Wilkinson**

T: 07904 622277 / 01642 704932

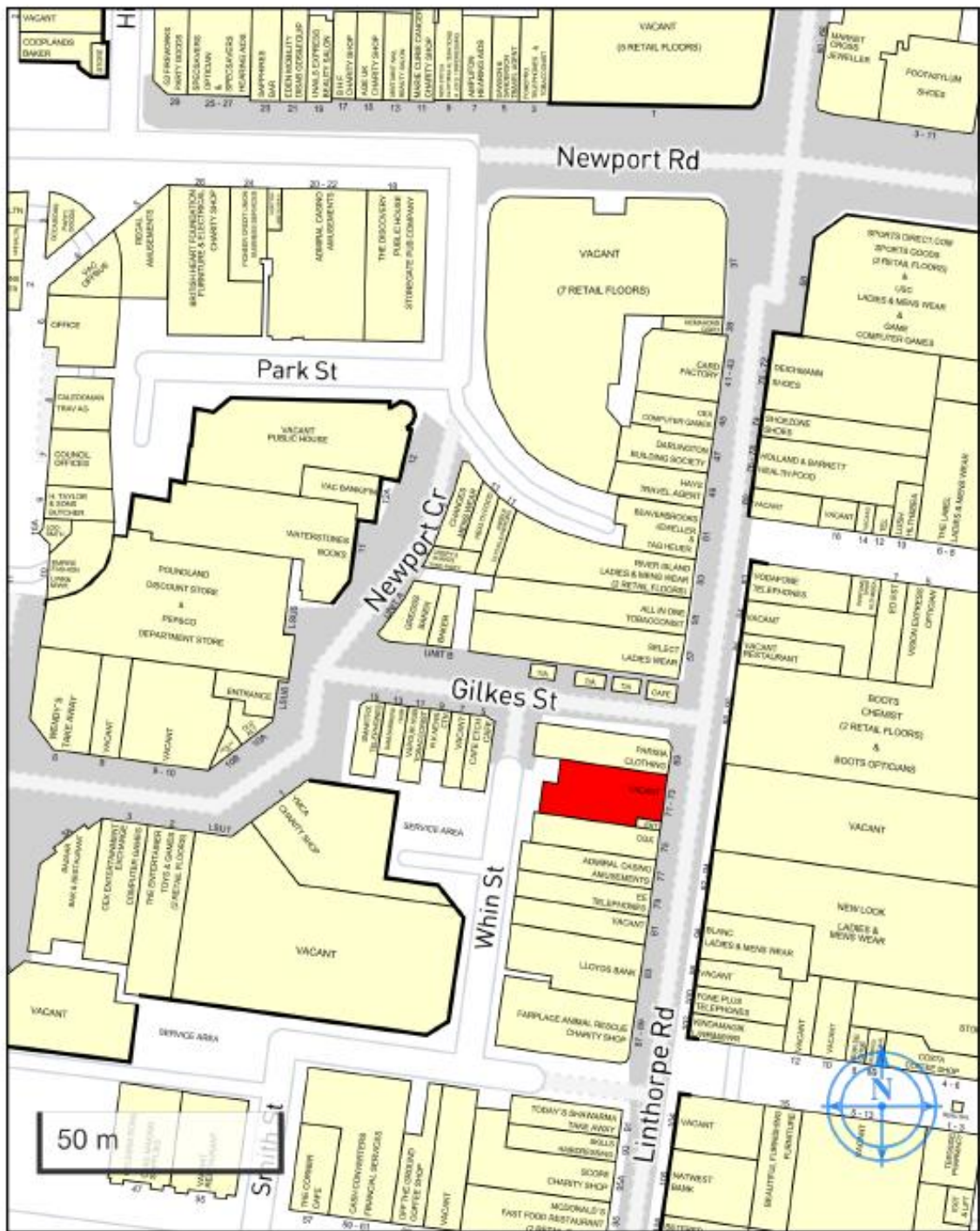
E: [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)





# Middlesbrough (71-73 Linthorpe Road

Modified: 01-May-26 14:09:55 / Surveyed: 06-Mar-25



Ordnance Survey

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Experian Goad Plan Created: 01/05/2026

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