

61 DUNDAS STREET, MIDDLESBROUGH, TS1 1HR

TO LET / MAY SELL



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THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

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LOCATION

The property is located on Dundas Street, a pedestrianised street in central Middlesbrough just off Corporation Road in an excellent position close to both the Cleveland Centre, the towns principal covered retail destination, and the Dundas Arcade.

Nearby occupiers include Next, Heron Foods, Tesco Express, Charles Clinkard and Sports Direct.

Car parking is available in various town centre locations including the Cleveland Centre roof top.

DESCRIPTION

The property comprises a 3 storey mid-terraced building providing sales accommodation to the ground floor, further sales or storage space, a staff kitchen and toilets provided to first floor level, with storage and office space to the second floor.

RATING ASSESSMENT

The property has a rateable value of £8,600.

Interested parties should contact Middlesbrough Borough Council to enquire as to the precise rates payable.

ACCOMODATION

The accommodation provided is as follows –

Ground Floor		
Sales	56.26 sq m	(605 sq ft)
First Floor		
Sales/Storage/Kitchen WC	54.69 sq m	(589 sq ft)
Second Floor		
Storage	46.69 sq m	(503 sq ft)
Office	15.33 sq m	(165 sq ft)

TENURE

The premises are available on a new lease for a term of years to be agreed at a rental of £15,000 pa.

Alternatively, our clients may consider a sale of the freehold interest. Please contact us for further details.

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VAT

All figures quoted are exclusive of VAT.

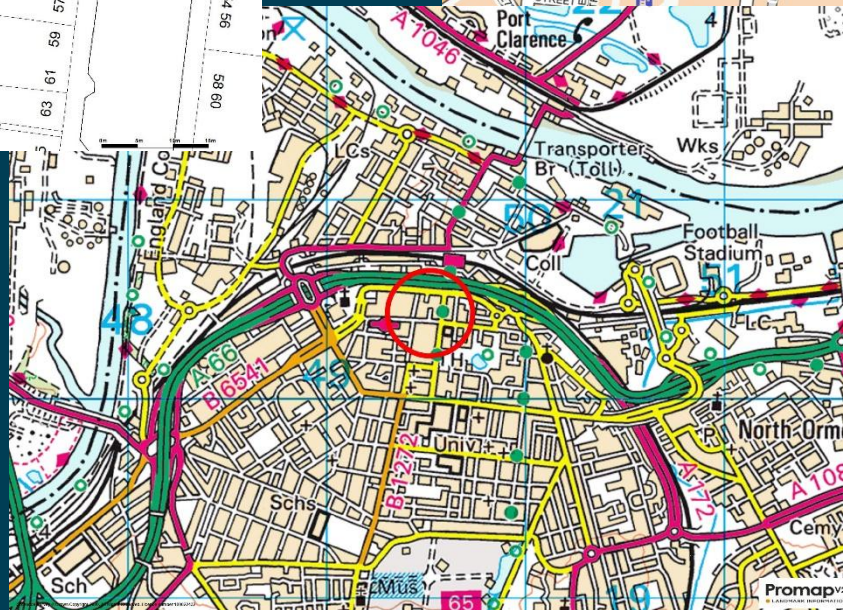
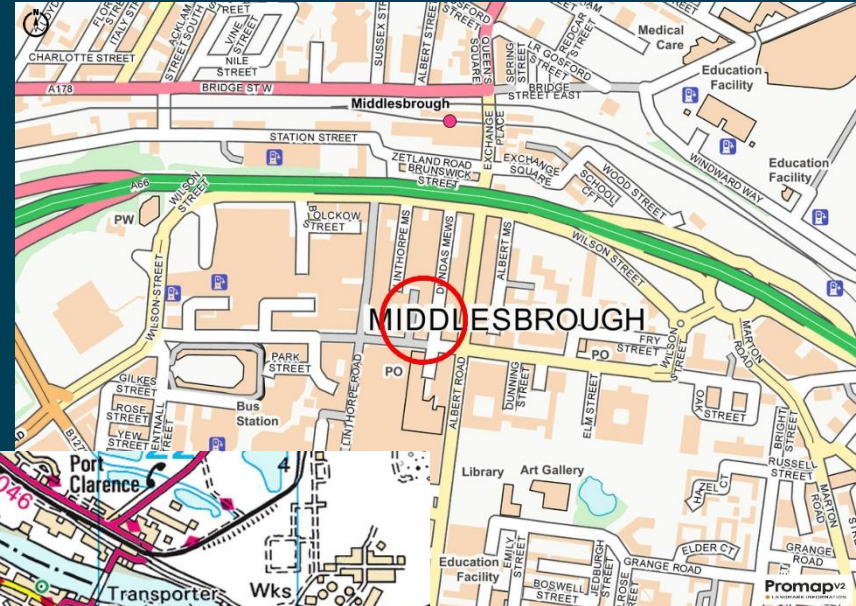
VIEWING

Viewings can be arranged through our office.

Please contact Richard Stevenson on 01642 713303 or via email - richard@thomas-stevenson.co.uk

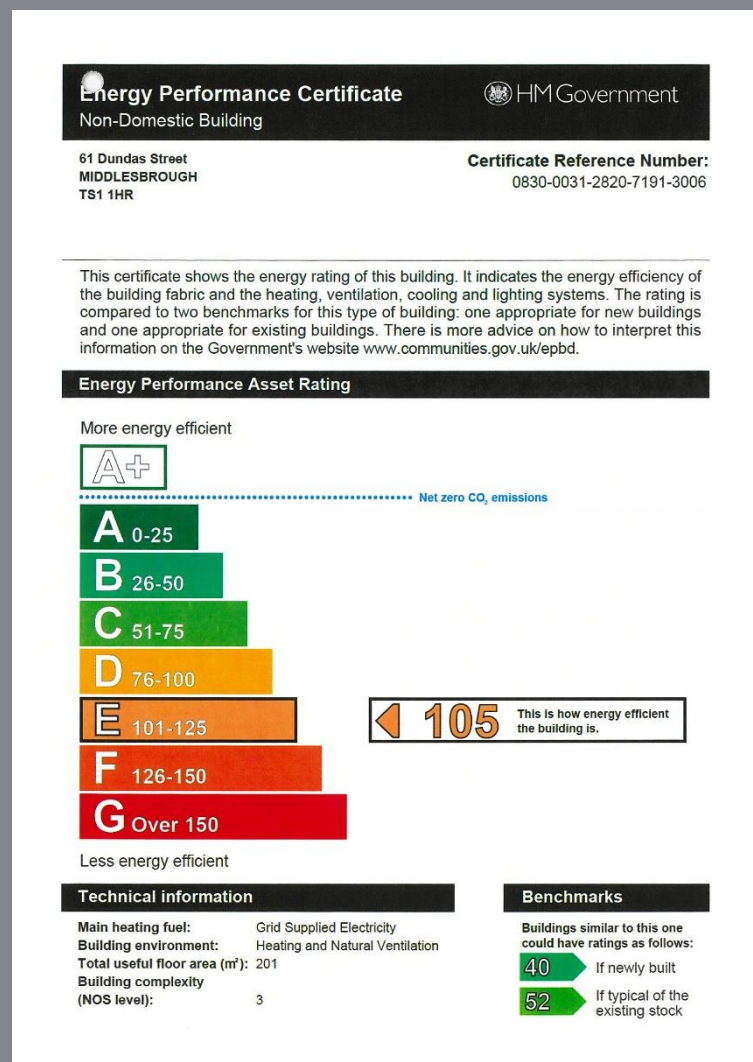
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