

**122 LINTHORPE ROAD, MIDDLESBROUGH, TS1 2JR**

**FOR SALE – TOWN CENTRE RETAIL PREMISES**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

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**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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For Sale: Town Centre Retail Premises

## LOCATION

The premises are situated on the western side of Linthorpe Road between the junctions of Bedford Street and Baker Street in central Middlesbrough, close to the pedestrianised part of the town centre, and within 0.25 miles of Teesside University.

The area is home to a number of national and regional occupiers including McDonalds, Savers, Lloyds Bank and German Doner Kebab. Bedford Street and Baker Street with their numerous restaurants, micro-pubs and bars are close by.

## DESCRIPTION

The building comprises an end-terraced three storey building of traditional brick construction under a pitched slate covered roof arranged to provide a ground floor retail unit with rear stores and ancillary rooms across the upper floors. The ground floor unit benefits from roller shutter access to a shared covered yard.

Most recently occupied as a bar and restaurant, subject to the necessary planning consents, the property is suitable for a variety of retail and commercial uses.

The building also offers potential for residential conversion across the upper floors.

## ACCOMMODATION

The property has the following approximate areas:

|                     |                           |
|---------------------|---------------------------|
| Ground Floor Sales: | 72.00 sq m ( 775 sq ft)   |
| First Floor:        | 37.20 sq m ( 400 sq ft)   |
| Second Floor:       | 103.80 sq m (1,117 sq ft) |
| Total:              | 213.00 sq m (2,292 sq ft) |

## RATING ASSESSMENT

The premises have a Rateable Value of £18,000. Interested parties should contact Middlesbrough Council for the exact rates payable.

## PROPOSED TERMS

The freehold premises are available for sale with offers in the region of £150,000 considered.

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## VAT

The prices/rents stated are exclusive of VAT if applicable.

## LEGAL FEES

Each party is to be responsible for their own fees in regard to this transaction.

## VIEWING

Strictly by appointment through this office only.

Contact – Jack Robinson  
Email - [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)  
Tel - 01642 713303

Subject to Contract



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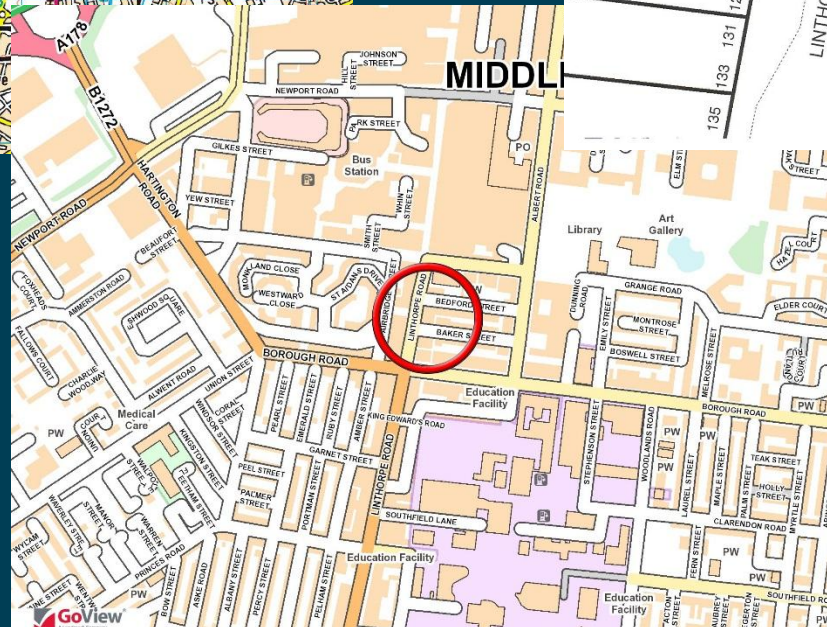
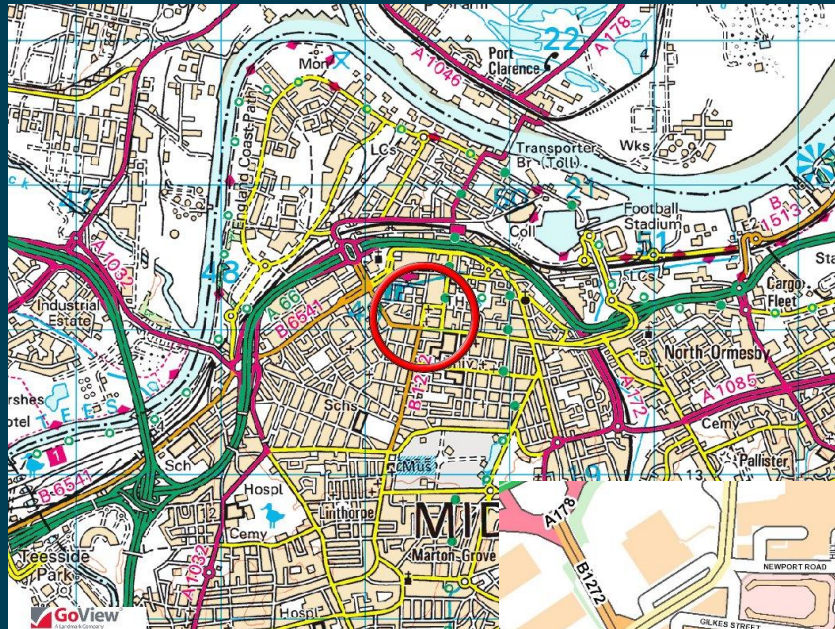
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## Energy performance certificate (EPC)

122 Linthorpe Road  
MIDDLESBROUGH  
TS1 2JR

Energy rating  
**B**

Valid until: 12 April 2036

Certificate number: 6308-5190-7030-8830-6908

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area: 216 square metres

### Rules on letting this property

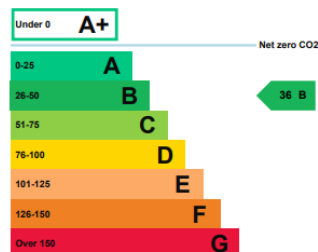
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

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**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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