

408 – 410 LINTHORPE ROAD, MIDDLESBROUGH, TS5 6HF
FOR SALE – VACANT POSSESSION
PROMINENT RETAIL & STORAGE UNIT WITH DEVELOPMENT POTENTIAL



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

Positioned on the east side of Linthorpe Road, in the popular Middlesbrough suburb of Linthorpe Village, popular with students and families.

This section of Linthorpe Road is just over a mile south of Middlesbrough town centre and has a successful neighbourhood centre of shops including Greggs, Heron Frozen Foods, Coral Bookmakers, and Boots together with established local businesses including Olivello's, Ali's Superstore and G Force Auto Styling.

Properties to the rear are predominantly in light industrial use with a number of buildings converted to provide auto repair workshops and storage yards.

DESCRIPTION

The premises comprise a mid terrace two-storey property of traditional brick construction under a pitched slate roof and two storey extension to the rear under a flat roof.

Previously two shops, the property has been converted to provide a double fronted retail unit together with rear stores, kitchen and staff toilets.

A central staircase within the main sales area provides access to a first floor reception area, open plan office, smaller meeting rooms, staff room with kitchen, store and external courtyard. The property benefits from an additional staircase from within the rear stockroom.

To the rear is a separate building of traditional brick construction providing workshop and storage accommodation over ground and mezzanine floors.

The property can be accessed to the rear by an alleyway adjacent to 406 Linthorpe Road.

ACCOMMODATION

The property has the following approximate areas:

Ground floor (NIA)

Sales	1,352 sq ft	125.61 sq m
Stores	629 sq ft	58.41 sq m
WC	--	--
Total	1,981 sq ft	184.02 sq m

First floor (NIA)

Offices	1,803 sq ft	167.51 sq m
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Rear Storage Building (GIA)

Workshop	1,310 sq ft	121.74 sq m
Mezzanine	467 sq ft	46.41 sq m

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RATEABLE VALUE

The property has a rateable value of £29,750. Interested parties should contact Middlesbrough Council for the precise rates payable.

TENURE

The property is freehold.

PROPOSED TERMS

The freehold is available to purchase, with vacant possession, and offers in the region of £285,000 are invited.

VAT

The property is not elected for VAT and consequently no VAT will be payable on the purchase price.

VIEWING

Strictly by appointment through this office only.

Contact – Jack Robinson
Email - jack@thomas-stevenson.co.uk
Tel - 01642 713303

Subject to Contract

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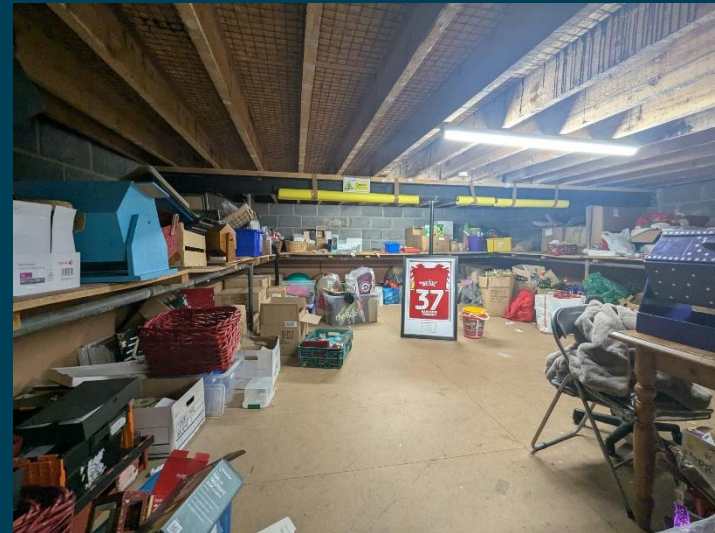
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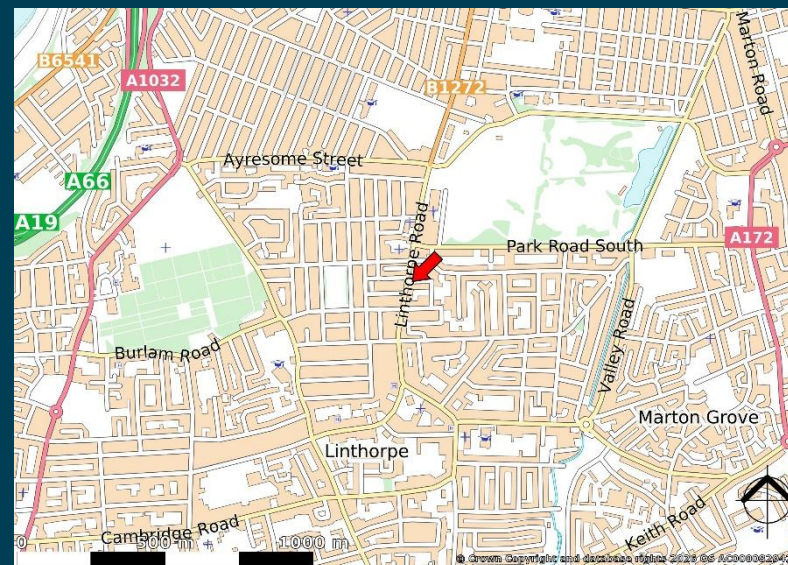
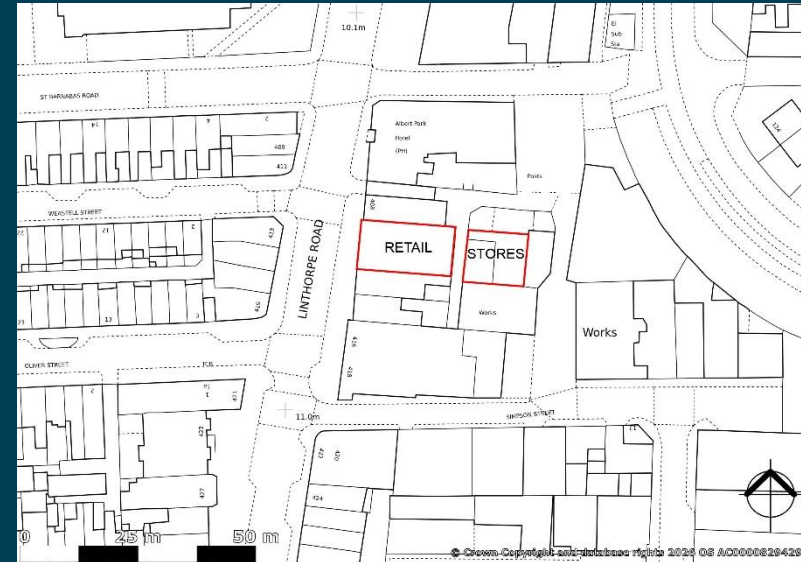
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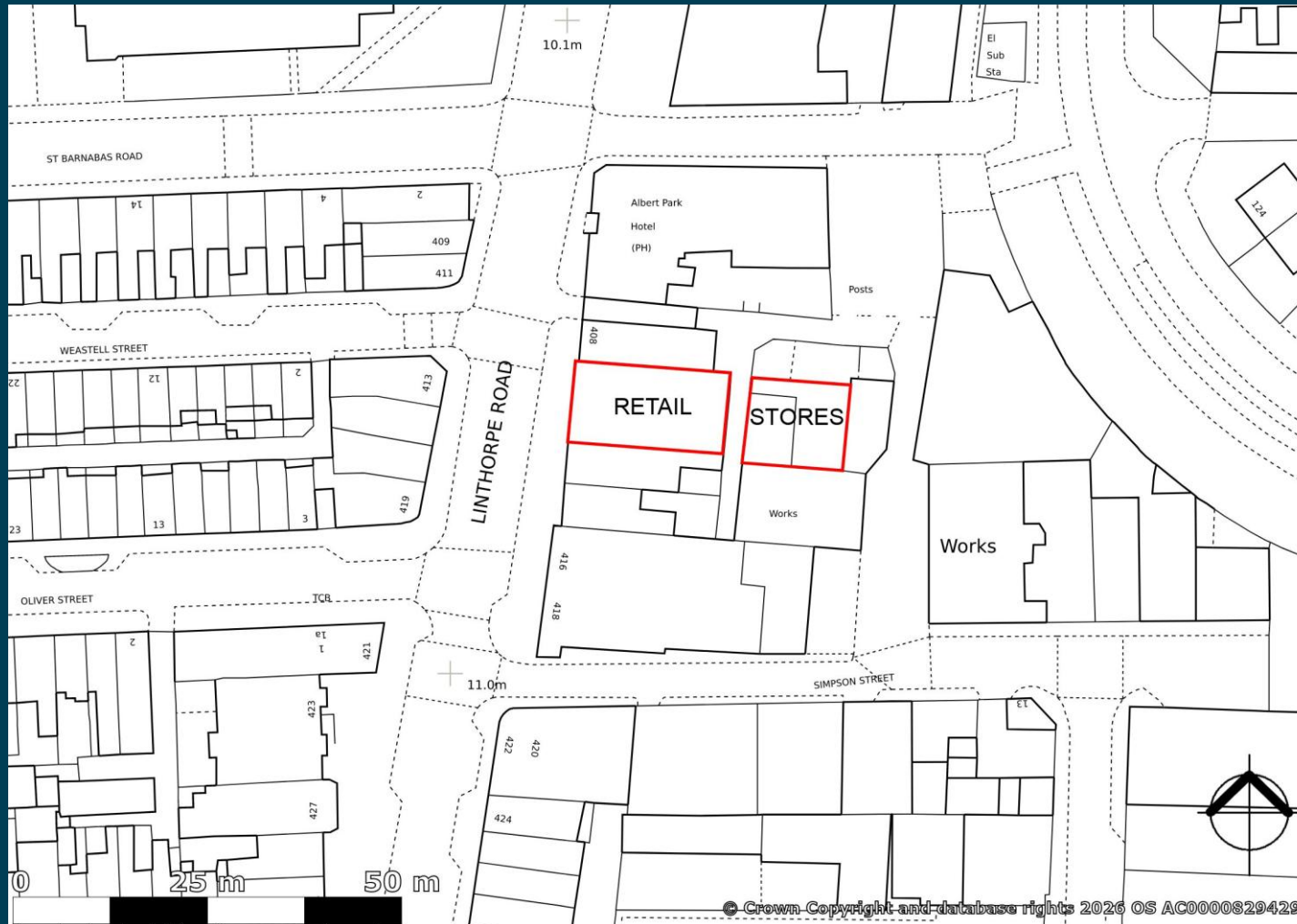
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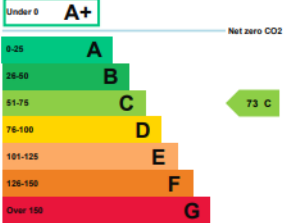
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Energy performance certificate (EPC)		
408 Linthorpe Road MIDDLESBROUGH TS5 6HF	Energy rating C	Valid until: 27 July 2035 Certificate number: 7594-0112-6234-6818-5414
Property type	Retail/Financial and Professional Services	
Total floor area	67 square 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 C.		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.
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	6 A	
If typical of the existing stock	25 A	

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