

PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

FOR SALE / TO LET – TOWN CENTRE MARKET TRADER PITCH



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

www.thomas-stevenson.co.uk

PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch

LOCATION

The property is situated on the western side of Linthorpe Road adjacent to Card Factory, opposite Sports Direct and close to the junction of Corporation Road and Linthorpe Road. The property is positioned within the pedestrianised part of the town centre and benefits from good footfall.

The area is home to a number of national and regional occupiers including Deichmann, Market Cross Jewellers, Darlington Building Society, Holland & Barrett and Vodafone. An entrance to the Cleveland Centre is positioned diagonally opposite.

DESCRIPTION

The property comprise a parcel of land historically forming a passageway connecting Newport Crescent with Linthorpe Road offering a visible and covered market trader pitch on the pedestrianised area of Linthorpe Road.

Previously partially occupied by the successful Denis McMahon Fruiters for over 25 years. The property is available with vacant possession.

The premises are not connected to electric, water or gas but benefit from secure gated access to the front and right of way to Newport Crescent via a secure emergency gate.

The occupiers of 39 - 45 Linthorpe Road hold access rights over the entire of the land but it is understood that this right has not exercised over the covered area fronting Linthorpe Road. The occupiers instead exit via Newport Crescent.

This is an excellent opportunity for a market trader including florist, fruiter or barista subject to planning and the necessary consents.

ACCOMMODATION

The property has the following approximate areas:

Depth	7.11 m	(23 ft 4in)
Average Width	2.82 m	(9 ft 3in)
Frontage	3.90 m	(12 ft 9in)

Covered Area	33.22 sq m	(358 sq ft)
--------------	------------	--------------

Open Area	112.59 sq m	(1,212 sq ft)
-----------	-------------	---------------

PROPOSED TERMS

The freehold premises are available for sale with offers in the region of £45,000 considered.

The premises are available to let on a full repairing and insuring lease for a term of years to be agreed at an asking rent of £400 per calendar month (£4,800 per annum).

www.thomas-stevenson.co.uk

PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch

RATING ASSESSMENT

Business Rates are not applicable.

VAT

The premises are not elected for VAT.

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
Tel - 01642 713303

Subject to Contract

PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch



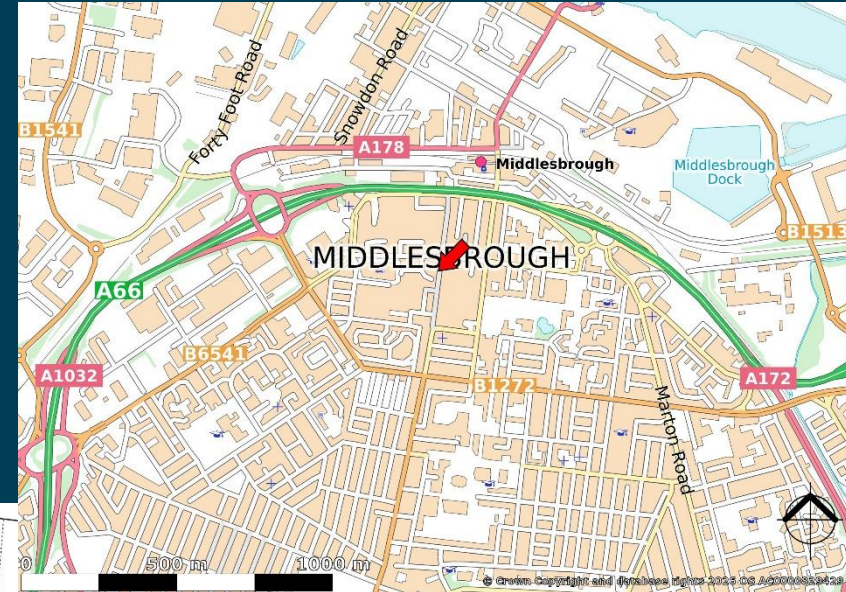
PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch



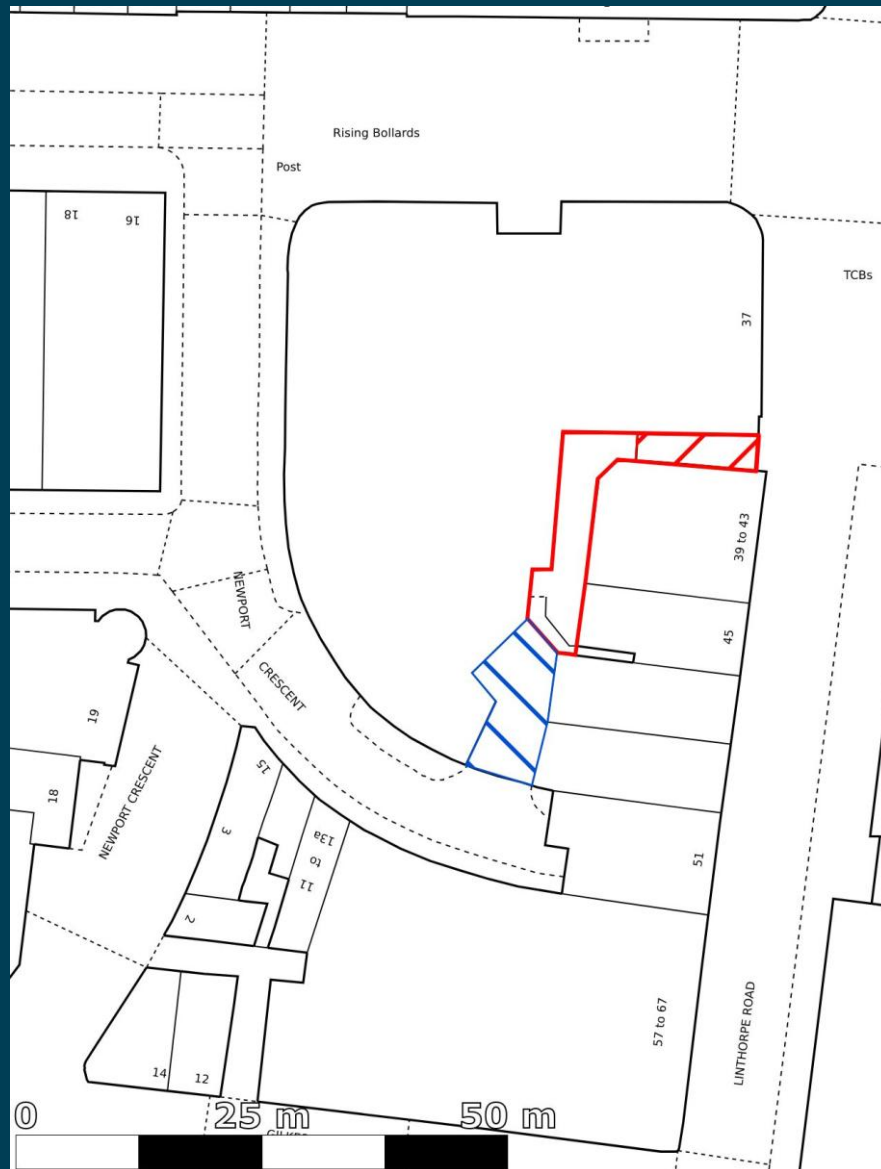
PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch



PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch



= Right of way for 39 – 45 Linthorpe Road
/ extent of demise



= Covered passageway



= Right of way to Newport Crescent

PASSAGEWAY, LINTHORPE ROAD, MIDDLESBROUGH, TS1 5BS

For Sale / To Let: Town Centre Market Trader Pitch

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:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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

www.thomas-stevenson.co.uk