

Middlesbrough

79 Linthorpe Road

Prime Retail Unit – Lease Available



LOCATION

Middlesbrough is a major commercial centre in the North East, serving a wide catchment across Teesside and the surrounding region. The town benefits from strong transport links, including a centrally located train station providing regular services to Darlington, York, and Newcastle.

Linthorpe Road is the town's primary retail pitch, forming a key pedestrianised route that links the Cleveland Centre, Hillstreet Shopping Centre, and Captain Cook Square. It offers a wide range of national occupiers including **Sports Direct**, **River Island**, **McDonalds**, and **Boots**.

The subject unit occupies a prime position on Linthorpe Road, close to the Cleveland Centre entrance. Nearby occupiers include **New Look**, **Lloyds Bank**, and **Three**.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

Ground Floor:	1,084 sq ft	100.74 sq m
Frist Floor:	565 sq ft	52.5 sq m
Second Floor:	531 sq ft	49.3 sq m

LEASE TERM

Available by the way of an assignment of the existing lease, expiring 19th March 2028 with a tenant only break 20th March 2027.

RENTAL

£25,000 per annum exclusive, without further review.

SERVICE CHARGE

£0 per annum.

INSURANCE

£1,225 per annum.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£23,750
UBR 2024/25:	49.9p
Estimated Rates Payable:	£11,851

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

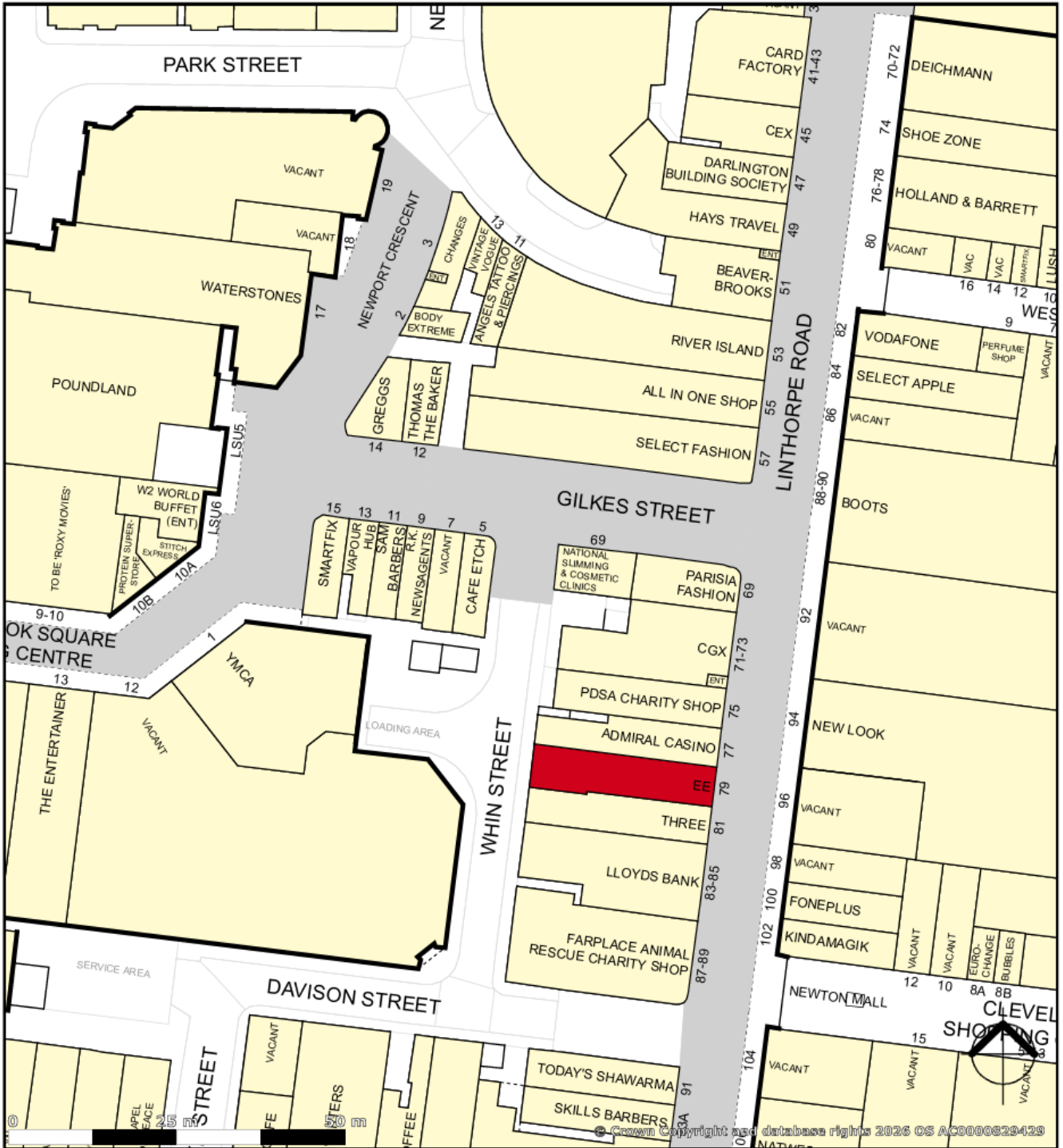
Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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Plotted Scale - 1:800