

Lot 32, 71 to 73 Linthorpe Road, Middlesbrough,

TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 32, 71 to 73 Linthorpe Road, Middlesbrough, TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Property Information

Town Centre Freehold Retail Opportunity

- Substantial double shop unit
- Residential Conversion Potential of Upper Parts (Subject to Consents)
- Prime pedestrianised town centre location
- Directly opposite of the major Cleveland Shopping Centre with 50+ units
- Nearby occupiers include Lloyds, McDonald's, Caffè Nero, Greggs, Waterstones, The Entertainer, River Island, Specsavers and The Cleveland Centre (opposite)

Lot

32

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Retail, High Street Retail, Office

Auction Venue

Live Streamed Auction

Location

Miles

15 miles east of Darlington, 32 miles south of Newcastle upon Tyne, 42 miles north of York, 65 miles north of Leeds

Roads

A66, A19, A1(M)

Rail

Middlesbrough Railway Station

Air

Durham Tees Valley Airport, Teesside International Airport

Situation

Middlesbrough is the principal commercial and retail centre of the Tees Valley, serving a substantial catchment population. Linthorpe Road is the town's principal retail thoroughfare and forms an established retail and leisure destination within Middlesbrough town centre.

The property is prominently situated on the west side of the pedestrianised Linthorpe Road, in the heart of the town centre, directly opposite the Cleveland Centre with 50+ retail units and 600 car park spaces. Nearby occupiers include Lloyds, McDonald's, Caffè Nero, Greggs, Waterstones, The Entertainer, River Island, Specsavers and a range of local businesses.

Tenure

Freehold.

EPC

Band D

Description

The property comprises retail accommodation on the ground floor, ancillary accommodation in the basement and offices on the first and second floors. The property benefits from a significant double frontage, together with rear access and car parking to the rear for approximately four vehicles. The property may benefit from residential conversion of the upper parts (subject to consent).

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 32, 71 to 73 Linthorpe Road, Middlesbrough, TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Basement	Ancillary	83.60	(900)	VACANT POSSESSION
Ground	Retail	218.58	(2,353)	
First	Office	87.40	(941)	
Second	Office	86.30	(929)	
Total Approximate Floor Area		475.88 (1)	(5,122) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency now HMRC (www.voa.gov.uk).

Lot 32, 71 to 73 Linthorpe Road, Middlesbrough,

TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 32, 71 to 73 Linthorpe Road, Middlesbrough,

TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 32, 71 to 73 Linthorpe Road, Middlesbrough,

TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 32, 71 to 73 Linthorpe Road, Middlesbrough,

TS1 5BU

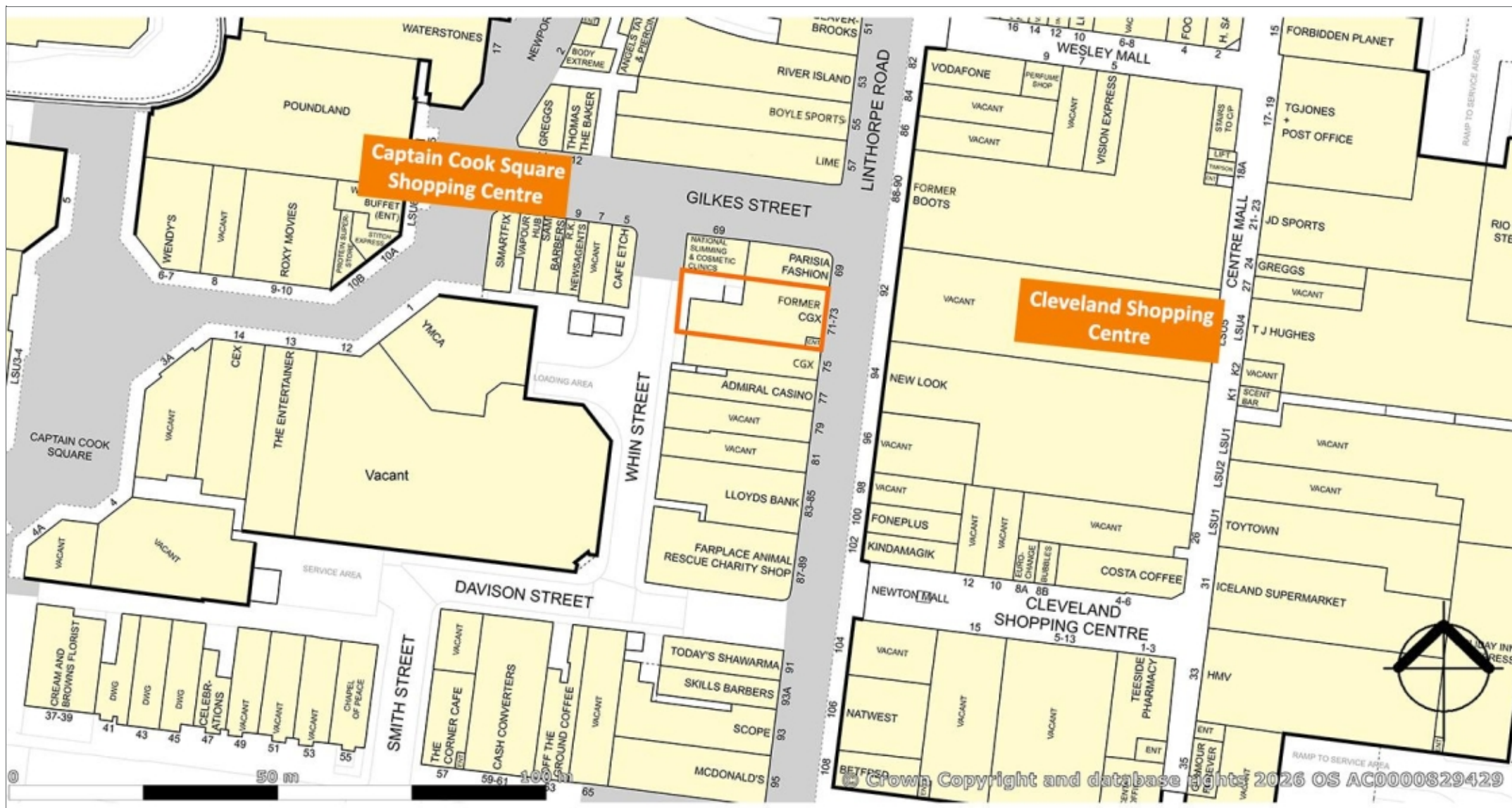
For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 32, 71 to 73 Linthorpe Road, Middlesbrough,

TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 32, 71 to 73 Linthorpe Road, Middlesbrough, TS1 5BU

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Tyndallwoods Solicitors
29 Woodburne Road
Birmingham
B17 8BY

Ian Butler
0121 243 3150
ibutler@tyndallwoods.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024