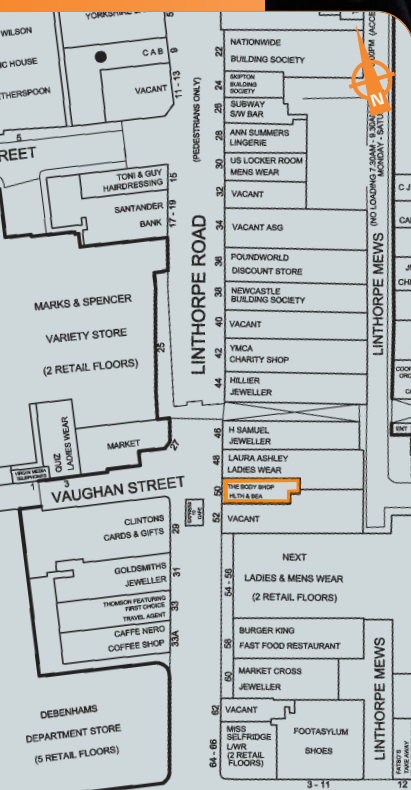


lot 43**50 Linthorpe Road
Middlesbrough TS1 2JZ****Rent
£80,000
per annum
exclusive****Freehold Retail Investment**

- Let to The Body Shop International plc
- Prime pedestrianised position
- Opposite the main entrance to the major Middlesbrough Hill Shopping Centre

- Neighbouring occupiers include Next, Debenhams and Marks & Spencer, House of Fraser and Laura Ashley

**Location**

Miles: 38 miles south of Newcastle upon Tyne
4 miles east of Stockton-on-Tees
16 miles east of Darlington

Roads: A19, A66

Rail: Middlesbrough Railway Station

Air: Durham Tees Valley Airport, Newcastle Airport

Situation

The property is situated on the east side of Linthorpe Road, the town's prime pedestrianised retail thoroughfare, directly opposite the main entrance to the major Middlesbrough Hill Shopping Centre. The property is located adjacent to the Laura Ashley store, directly opposite Marks & Spencer and near Debenhams, House of Fraser and Laura Ashley.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement and on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

The adjoining retail unit at No. 52 Linthorpe Road is being offered as lot number 59.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	87.2 sq m (939 sq ft)	THE BODY SHOP INTERNATIONAL PLC (1)	10 years from 25/03/2007 on a full repairing and insuring lease	£80,000	24/03/2017
Basement	Ancillary	44.4 sq m (478 sq ft)				
First	Ancillary	82.2 sq m (885 sq ft)				
Totals		213.8 sq m (2,302 sq ft)			£80,000	

(1) For the year ending 28/12/2014, The Body Shop International plc reported a turnover of £435,700,000, pre-tax profits of £57,000,000 and a net worth of £281,300,000. (Source: www.riskdisk.com 29/08/2014)

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