

52 Linthorpe Road Middlesbrough TS1 2J2

lot 59

Freehold Retail Opportunity

- 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

Vacant Possession



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 Next 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 on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

The adjoining retail unit at No. 50 Linthorpe Road is being offered as lot number 43.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	207.82 sq m	(2,237 sq ft)	VACANT POSSESSION
First	Ancillary	218.97 sq m	(2,357 sq ft)	
Totals		426.79 sq m	(4,594 sq ft)	

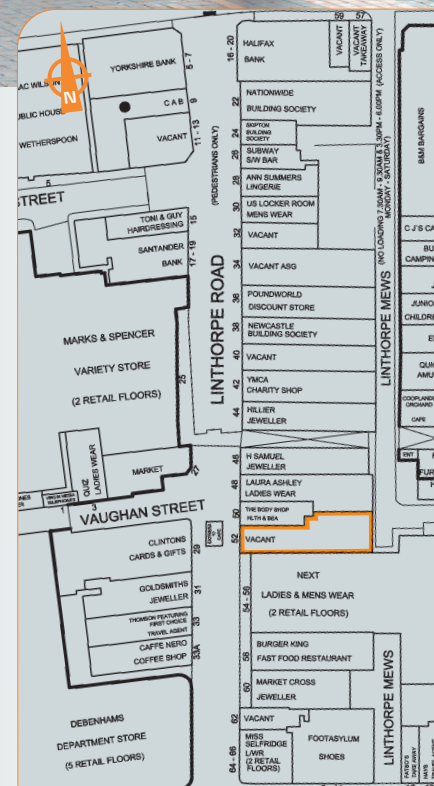
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