



## Modern Office/Retail/Building with Residential Potential to Upper Floors

5,316 ft<sup>2</sup> (494 m<sup>2</sup>)

- Prominent corner location
- Good nearby transport links
- Male and female WCs
- Well known nearby retailers

For further information please contact:

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## FOR SALE

11-13 Linthorpe Rd  
Middlesbrough, TS1 1RE

### Location

The property is located Linthorpe Road, the prime retail area of Middlesbrough city centre. The street is largely pedestrianised and has several well know retailers located in the area. The closest train station is located only 6 minutes' walk from the unit.

### Description

Prominent corner location with glazed return frontage Situated on Pedestrianised Linthorpe Road, the principal shopping Street in the Town Centre.

The property is arranged over Ground, first and second floor, with a full refurbishment currently being carried out.

### Accommodation

The accommodation provides the following Net Internal floor area:

	M <sup>2</sup>	Ft <sup>2</sup>
<b>Ground</b>	167	1,797
<b>First</b>	158	1,700
<b>Second</b>	136	1,464
<b>Third</b>	33	355
<b>Total</b>	<b>494</b>	<b>5,316</b>

### Sale Price

Offers are invited.

### Rates

The property has a current rateable value of £14,250 (2023 list).

### EPC

The property has an EPC rating of C 68.

### Legal Costs

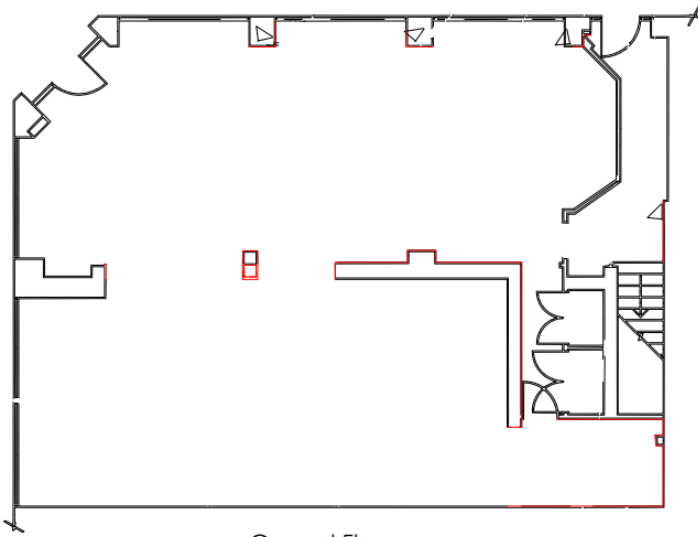
Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

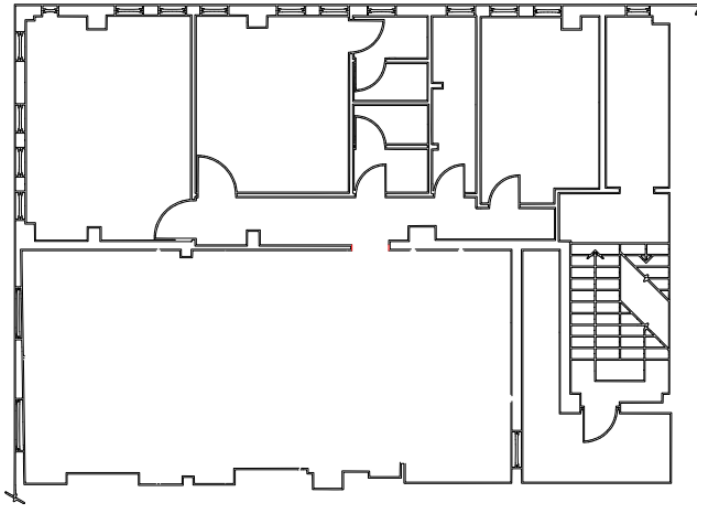
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, London SW1P 3AD Tel: 0207 695 1535.

### VAT

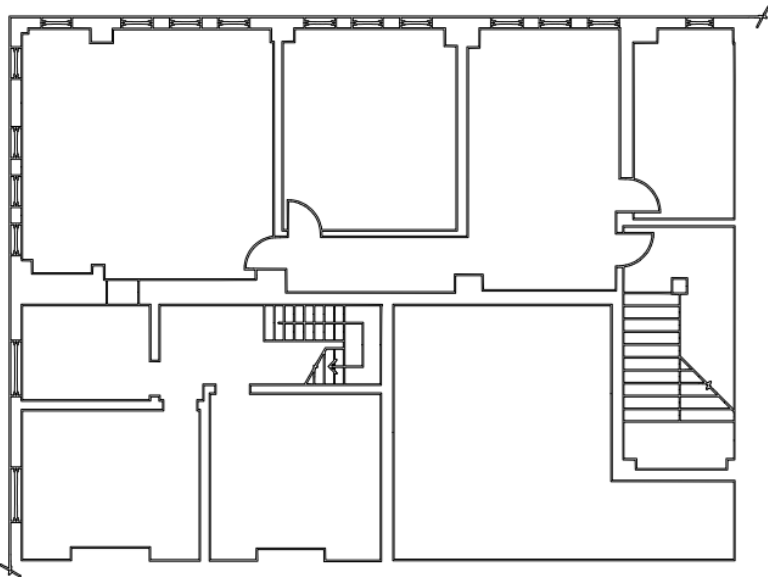
The property is not elected for VAT.



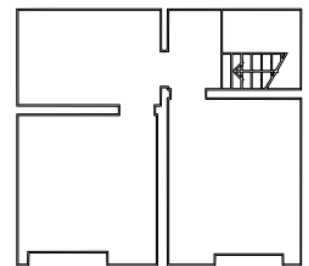
Ground Floor



First Floor



Second Floor



Third Floor

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