

TO LET

GROUND FLOOR NON FOOD RETAIL UNIT
(ADJACENT TO ALDI WITH TRAVELODGE ABOVE)
887.30 SQ M (9,547 SQ FT)

On behalf of



Lamb & Swift
Commercial Property

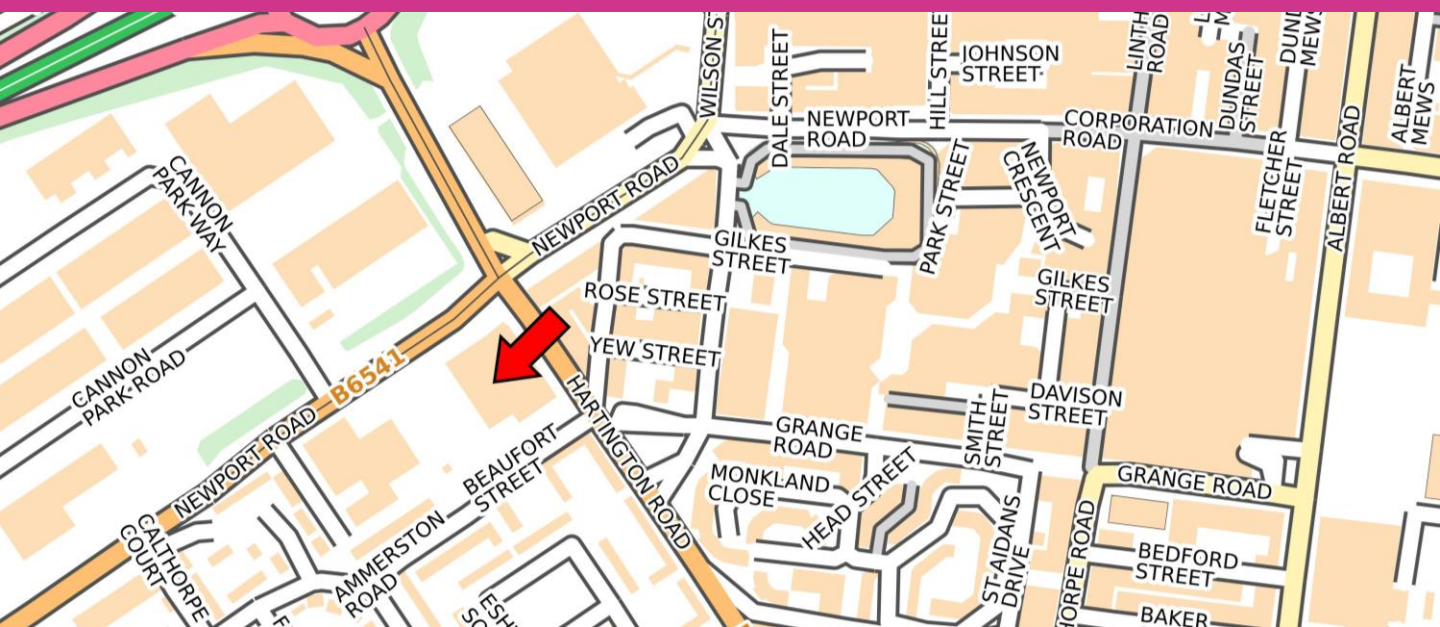
01204 522 275 | lambandswift.com



**NEWPORT ROAD
MIDDLESBROUGH
TS1 5JF**

TO LET - OIRO
£50,000
Per annum

- Prominent corner location
- Adjoining existing Aldi Food Store
- Suitable for a variety of uses (subject to planning permission)
- Edge of existing Town Centre
- Travelodge above
- Available on competitive terms



LOCATION

The subject unit is prominently situated on the Junction of Newport Road/Hartington Road, close to the edge of Middlesbrough Town Centre. As can be seen from the aerial photograph overleaf, the site is situated close to an existing Sainsburys Food Store, the Town’s principal Bus Station and the Hill Street Shopping Centre.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor Retail Unit	887.30	9,547

LEASE TERMS & RENTAL

The property is available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

Rental: Offers in the Region of £50,000 per annum are sought.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

SERVICE CHARGE

A Service Charge will be payable to cover the cost and upkeep of the common car park and the proposed landscaping arrangements – Further details upon request.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

The property will be assessed for rating purposes in due course.

EPC

An EPC will be available following completion of the necessary fit out works and installation of an appropriate shop front.

PLANNING

A copy of the existing Planning Consent can be made available upon request.

RESTRICTIVE COVENANT

Proposed Tenants are advised that our Clients will be looking to impose a Restrictive Covenant which prohibits the principle sale of food products from the proposed Unit.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

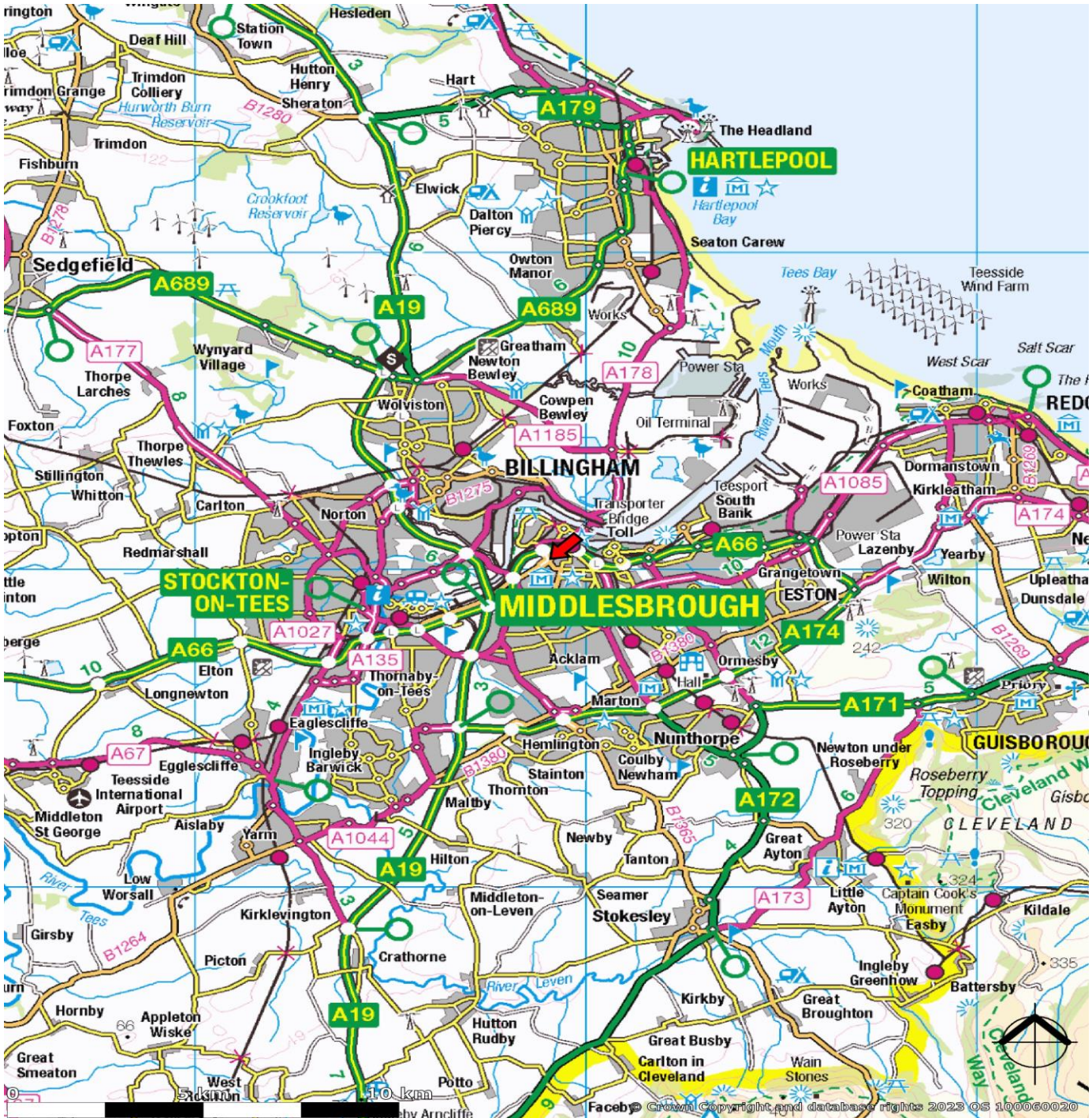
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BL1 4QZ

Details Updated on 25/04/2025.



TOWN MAP



SITE MAPS

