



## For Sale/ To Let - Incentives Available

### 24 Newport Road, Middlesbrough, TS1 5AE

#### Location

The property is situated on Newport Road, close to the Middlesbrough's Hill Street Shopping Centre. Nearby occupiers within this parade include Specsavers, British Heart Foundation, Herbert Brown Jewellers, Nobles Amusements, House of Fraser and Debenhams Department Store.

#### Description

The property comprises a three-storey plus basement mid terrace building of brick construction which appears to date from the 1930's.

The accommodation briefly comprises to the ground and first floors open plan sales accommodation. The second floor provides storage accommodation, kitchen and a WC. Additionally the basement provides storage.



#### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and can confirm the unit provides the following dimensions and net floor areas:

Floor	Description	NIA sq m	NIA sq ft
Ground Floor	Sales	95.31	1,026
First Floor	Sales	94.38	1,016
Second Floor	Staff/Storage	94.20	1,014
Basement	Storage	60.57	652
<b>TOTAL</b>		<b>344.46</b>	<b>3,708</b>

#### Services

We understand the unit to have mains supplies of gas, water and electric, and to be connected to the mains drainage and sewerage systems.

#### Terms

The property is available by way of an effectively full repairing and insuring lease for a term to be agreed at a rental level of £22,500 per annum. Rent free incentives are available.

The property is also available as a freehold interest for sale at £225,000

#### Use Class

The property is currently A1 (Shops) use and could therefore also be used for A2 (Financial & Professional Services) use under the Use Classes Order 1987.

Interested parties can verify this information with Middlesbrough Borough Council Planning Department on 01642 729377

The premise does have some restrictions in place in favour of the neighbour property which prohibits the following...

- Gaming, including the installation of gaming machines
- Betting or Lottery
- The sale of alcohol
- The use of the property as a tanning salon



### **Rating Assessment**

The premises are currently entered into the Valuation List at RV £28,250. The current Uniform Business Rate for 2015/16 is 0.493 pence in the pound. Applying this rate gives an annual rates payable figure of £13,927.25

Interested parties should verify this information by contacting the Valuation Office or Stockton Borough Council direct on 01642 397 108.

### **Energy Performance Certificate**

E: 120

### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in documenting a new lease.

### **Viewing**

Strictly by prior appointment with agents BNP Paribas Real Estate or the joint agent at Connect Property North East Ltd, Andrew Wilkinson on 01642 704932

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**Subject to Contract** – February 2016