

# PRIME SHOP TO LET



## 15 NEWPORT ROAD, MIDDLESBROUGH, TS1 1LE

### LOCATION / SITUATION

The property is located on the busy Newport Road in Middlesbrough town centre. Nearby occupiers include House of Fraser, Debenhams, Sports Direct, Next, Specsavers and the Hill Street Shopping Centre. The property is situated adjacent to the Middlesbrough Bus Station and a short walk from the Railway Station.

### DESCRIPTION

A ground floor shop with first floor ancillary and staff.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.30m	17'5"
Internal Width	4.30m	14'1"
Shop Depth	13.49m	44'3"
GF Sales	65.79 sq.m	708 sq.ft
First Floor Ancillary	76.84 sq.m	827 sq.ft.

### LEASE TERMS

The shop is available by way of an assignment of the existing lease, grant of a new lease or sublease, with the current lease expiring on 8<sup>th</sup> August 2028 and is subject to a tenant only break and/or rent review in August 2023 on an effective full repairing and insuring basis.

### RENTAL

**£19,500 per annum exclusive of VAT.**

### RATES

We understand the property is assessed as follows:-

Rateable Value	£ 18,000
Rates Payable	£ 8,982 (approx)

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment

### LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### FURTHER INFORMATION/VIEWING

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Subject to Contract  
Apr 2021

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#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.