

# TO LET

Middlesbrough  
Ormesby Road,  
Berwick Hills,  
TS6 0HS


## Location

The property is located on Ormesby Road in Middlesbrough. The subject premises are located within a defined district shopping centre. Norfolk Shopping Centre, Neptune Leisure Centre and Morrisons Supermarket are all located within walking distance. Middlesbrough City Centre is located approximately 2 miles from the subject premises with local public transport links available within the vicinity.

## Description

The property comprises of a new build scheme offering open plan retail accommodation on the ground floor. The accommodation provides 8 self contained retail units, each having its own independent pedestrian access. There are 49 on site car parking spaces. The units are currently in shell form.

Unit 1 Let to  Unit 2 Let to 

Unit 3 1,130 sq.ft (105 sq.m) Units 4&5 Let to 

Unit 6 1,130 sq.ft (105 sq.m) Unit 7 1,130 sq.ft (105 sq.m)

Unit 8 Let to 

## Rent & Tenure

The units are offered on new leases for a term to be agreed at the following rentals:-

Unit 3 £25,000 per annum  
Unit 6 £25,000 per annum  
Unit 7 £25,000 per annum

## VAT

All rents are quoted exclusive of VAT.

## Planning

We have been advised by the landlord that the property has open planning permission for A1, A2, A3, A4, A5 and Sui Generis uses. Other uses may be possible, subject to planning.

## Business Rates

The premises are yet to be assessed for rating purposes.

Interested parties should make their own enquiries with the Rates Department at Middlesbrough City Council.

## Service Charge

We understand that a service charge is to be levied to cover the maintenance of the car park and communal areas.

## Legal Costs

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

## EPC

Details are available upon request.

## SUBJECT TO CONTRACT

Details prepared September 2019

## CONTACT

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