

RETAIL UNIT

REF: NE782

Unit 1b Marton Square, Laurel Road, Middlesbrough TS7 8BH



- Self - contained ground floor unit.
- Pleasant residential area.
- Floor area circa 47m² (510 ft²).
- Car parking to the front.
- Good public transport links.
- RENT £12,900 per annum plus VAT.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property.

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The premises form part of a well-known and very prominently located retail parade. The units front onto the busy A172 (Stokesley Road) and form part of the popular residential suburb of Marton.

This block lies adjacent to another popular retail parade known locally as **Marton Shops** with a wide range of tenants including Greggs.

Description

This is a self-contained retail unit forming part of a larger detached commercial block. Other tenants include a dental practice and an Indian restaurant and the unit would be suitable for a number of retail uses and to include hair & beauty salons. **Hot food is not permitted.**

Accommodation

Ground Floor

Retail Space 47sq.m. (510 sq.ft.).
W.C.

Terms

The premises are held by way a 20 year lease dated November 2005. This existing lease is to be assigned and the current passing rent is £12,900 plus VAT. A copy of the lease is available on request.

Legal Costs

Each party to be responsible for their own. The landlord's legal costs would be subject to negotiation.



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Services

We understand that mains electricity, water and drainage are connected to the property.

Business Rates

The premises are assessed as follows:

Description	Rateable Value
Shops & Premises	£12,000
Rates free incentives subject to status.	

EPC

Rating - C.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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