



Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

SUBWAY FRANCHISE OPPORTUNITY

26 Linthorpe Road,
Middlesbrough TS1 1RD



- Sales circa £4,500 weekly excl. VAT.
- Currently operated under management.
- Situated within an established shopping area.
- High levels of captive & passing trade.
- Close to Middlesbrough Station & College
- Well-established fully fitted & equipped outlet.
- **ASKING PRICE £30,000 plus SAV.**

0191 487 8566

www.northeastcommercial.co.uk



Location:

The premises are located within a busy shopping area in the heart of Middlesbrough which is a port town on the River Tees in the North East of England. It forms part of Teesside and in the 2021 census had a population of around 150,000.

Linthorpe Road runs through Middlesbrough town centre and is home to the main retail offer.

Business:

This unit is located at the northern end of Linthorpe Road, within easy walking distance of the Railway Station and College. There are good levels of both passing and captive trade, and the branch sits between Skipton Building Society and Ann Summers. The ground floor incorporates seating for up to 20 covers and the seating area is a pleasant, modern space.

Subway provide a strong, identifiable corporate image that is backed up with marketing support and guidance from a Head Office team. For this support, and including the aggressive media marketing, the franchisees pay a fee which equates to circa 12.5% of the turnover.

This franchise has been in our client's ownership since 2009 and is on the market as they are looking to reduce their commitments.

Premises:

Comprises a two storey mid terrace retail unit fully fitted and equipped for the franchise. The GIA extends to 895 sq.ft. (83 sq.m.) over two floors.

Opening Hours:

Monday - Saturday	9.00am - 5.00pm
Sunday	10.00am - 4.00pm

Staff:

The business is currently run under management with 1 manager and 4 part time staff. There are 2 staff allocated on each day.

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.



EPC:

Rating D.

Tenure:

The premises are held on lease for a term of 10 years expiring in 2027 at a rent of £20,122 plus VAT. Further details available on application.

Rates:

Rateable Value - £6,300 (from April 2026). Rates free subject to status.

Money Laundering Regulations:

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

Subway Franchise Fee

There is a franchise fee of circa £5,000 payable to Subway to cover their legal costs, the assignment of the lease and a training course (if required). This branch requires a remodel the cost of which is circa £70,000.