Lambert Smith Hampton
0191 232 6291
www.lsh.co.uk

To Let

Retail

Retail Warehouse

Unit 3 Roadside Retail Park, Middlesbrough TS6 6UW

- 471 Sq M (5,070 Sq Ft)
- Highly visible retail warehouse
- Neighbouring occupiers include Toolstation, Halfords and Franks Flooring

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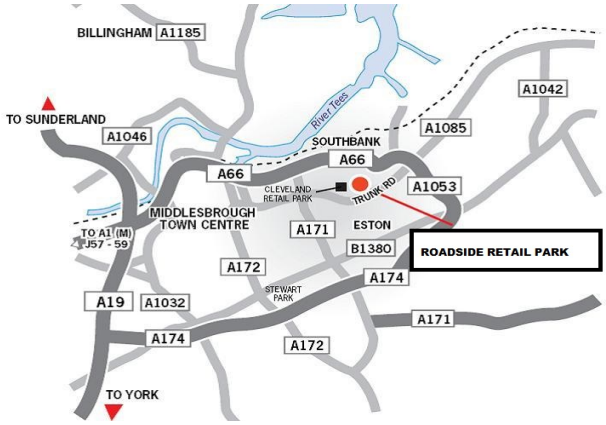
Location



Roadside Retail Park occupies a prominent position fronting the busy Trunk Road (A1085) adjacent to its junction with Skippers Lane. Middlesbrough town centre lies approximately 2 miles to the west and the A66 dual carriageway providing excellent accessibility to a wide catchment area within 0.5 miles.

The premises are immediately adjacent to the 24,000 sq m (258,000 sq ft) Cleveland Retail Park which accommodates a number of national retailers, including B&Q, Argos, M&S Simply Food and Costa Coffee. The scheme is also within close proximity to a relatively new district centre development including a large Tesco Extra supermarket.

The land directly opposite is also being developed as a substantial housing estate.

Description

This is a mid terraced single storey showroom unit with a full height glazed frontage to Skippers Lane. The site provides ample customer forecourt car parking.

Accommodation

The approximate principle floor areas are as follows:-

Floor Area	Sq M	Sq Ft
Unit 3	471	5,070

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand that the premises are currently assessed as follows:-

Description: Showroom & Premises
Rateable Value: £25,500

Interested parties should make their own enquiries with Redcar & Cleveland Borough Council with regard to business rates payable on 01642 774774. From our calculations we would estimate these to be £17,115 for 2018/19, £14,089 for 2019/20 and £11,579 for 2020/21.

Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed incorporating periodic upward only rent reviews at a rent of £25,500 per annum.

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Energy Performance Certificate (EPC)

The building has an EPC rating of Band B-48.

Planning

The property has the benefit of planning consent for A1 Retail use with restrictions. Planning Application number R/2005/1121/SS. Further details of the planning permission can be obtained upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright
Lambert Smith Hampton
0191 338 8320
07957 823 910
awright@lsh.co.uk

5th March 2019

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