



TO LET

3 Bedford Street, Middlesbrough TS1 2LL

- Town Centre Location
- Excellent Public Transport Links
- Ground Floor Retail unit
- Popular Mixed use bar, office, retail location between Albert Road & Linthorpe Road
- **Approx. 35.5 m² (382 sq ft)**

Contact: Andrew Wilkinson

Email: andrew@cpne.co.uk

Tel: 01642 704932

Connect Property North East

4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The premises are prominently located fronting Bedford Street which runs from Linthorpe Road to Albert Road close to the junction with Linthorpe Road in Middlesbrough Town Centre.

The premises are in close proximity to the prime retail area of Middlesbrough Town Centre, the Law Courts, Town Hall and various public car parks.

DESCRIPTION

The premises comprise of a ground floor end of terrace property with dual pitched slate covered roof. The property would suit a variety of uses. The unit has a kitchen/ staff area and DWC.

ACCOMMODATION

The property provides the following approximate Net Internal Areas and dimensions:

| Unit | Size |
|----------------|---------------------------------|
| Ave Shop Width | 3.4 m (11'04" sq ft) |
| Shop Depth | 12.0 m (39'05" sq ft) |
| Total | 35.5 m ² (382 sq ft) |

LEASE TERMS

The premises are available by way of a new lease at a rent of £8,000 pax.

RATING ASSESSMENT

The property is assessed for rating purposes with effect from April 2023 with an RV of £5,600 2024/25.

We anticipate that occupiers will benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

VAT

VAT will be charged as 20% on the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (71). A full copy of the report will be available upon request.

VIEWING

Strictly through the agents Connect Property North East:

Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk



