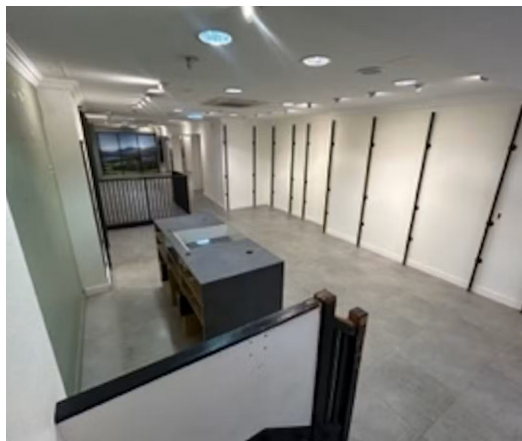
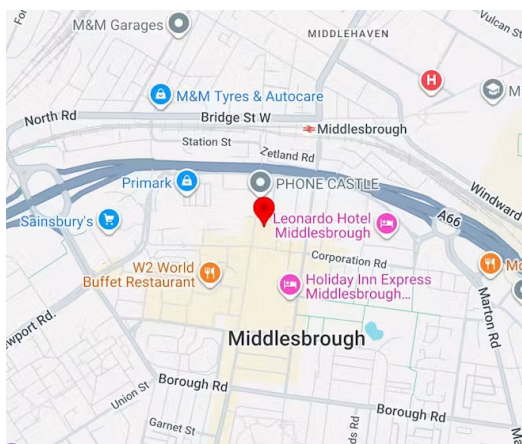




48 Linthorpe Road, Middlesbrough, TS1 1RA

Retail To Let | 3,219 sq ft

Retail Unit To Let in Middlesbrough Town Centre



Description

We are pleased to offer this prominently positioned three-floor commercial unit to the market, ideally situated on the bustling Linthorpe Road – one of Middlesbrough's main retail and leisure thoroughfares. This spacious and versatile property benefits from a high-footfall location and excellent visibility, making it suitable for a wide range of uses including retail, office, café, or service-based businesses (subject to the necessary planning consents).

The property comprises a substantial ground-floor retail/commercial area. It features a large glazed display frontage, an open-plan retail or office space with further ancillary storage & offices and includes a staff room/kitchenette and WC facilities on the 1st and 2nd floors. The unit also benefits from a secure roller shutter to the front of the shop.

Location

48 Linthorpe Road is strategically located in the heart of Middlesbrough town centre, along its popular high street. Situated opposite Hill Street Shopping Centre, the property benefits from high footfall and excellent visibility.

The unit is within close proximity to a wide range of established high street retailers and popular food outlets, including New Look, Primark, Boots, Flannels, McDonald's, and Greggs.

Transport links are excellent, with Middlesbrough Railway Station just 0.2 miles (a 4-minute walk) and Middlesbrough Bus Station is 0.4 miles from the unit. The A66 is approximately 0.7 miles away, providing easy access to Darlington (16 miles) and Stockton-on-Tees (6.1 miles). The A66 also connects to the A19, offering convenient routes north and south to cities including Leeds, York and Newcastle.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,705	158.40	Available
Ground - Rear Storage	325	30.19	Available
1st - Storage & Offices	458	42.55	Available
2nd - Storage	731	67.91	Available
Total	3,219	299.05	

Summary

- VAT: Applicable
- EPC: C
- Lease: New Lease
- Terms: 3 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by their own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or its associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).