



Retail | Offices | Industrial | Investment | Development | Leisure

📞 **0191 565 8844**

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To Let

Trade Counter Unit

Unit 4 Sotherby Road
Middlesbrough
TS3 8BS

- Prominent Trade Counter Premises
- Established location
- Totalling 5289 ft² (491.35 m²)
- Adjacent to Screwfix, Plumbase, and Speedy Hire
- Immediately opposite HSS Hire
- Incentives Available



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also at Portland House, Belmont Business Park, Durham, DH1 1TW

Regional Coverage from offices in Sunderland and Durham

Regulated by RICS

Location

The property is located fronting Queensway at the junction with Sotherby Road forming part of a development of trade counter operators. Other occupiers on site include Screwfix, Plumbase and Speedy Hire with HSS immediately opposite.

Description

The unit is of single storey construction with roller shutter and personnel door entrance. Our clients would be willing to create a trade counter entrance mirroring the adjacent units if required. **Further details on request.**

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Gross Internal Area	5289	491.35

Tenure

A new Lease is available at a commencing annual rental of **£25,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** yearly Rent Reviews.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- ✉ mario@lofthouseandpartners.co.uk
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- 📞 **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£13,750**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3470

Amended

March 2017

EPC

Energy Rating C

Internal

