

## RETAIL REGISTER April 2022

	<p><b>TO LET      4 BROADCASTING HOUSE NEWPORT ROAD</b></p> <p>The ground floor premises are located in central Middlesbrough opposite Middlesbrough Bus Station. Potentially suitable for retail or office use.</p> <p>Floor area approx. 642 sq ft    Rent £7,750 pa Rates payable approx. £3243pa subject to eligibility for SBRR</p> <p><b>CONTACT ANGELA COOPER TEL: 01642 729106</b></p>
	<p><b>TO LET      19 VIEWLEY CENTRE HEMLINGTON</b></p> <p>Rent : £7,000 p.a. RV: £5,700. Rates payable £2,798.70 p.a. subject to eligibility for SBRR Floor area : Approx. 770 sq.ft.</p> <p><b>CONTACT: IAN ROBERTS TEL: 01642 729099</b></p>
	<p><b>TO LET      3 VIEWLEY CENTRE HEMLINGTON</b></p> <p>Approximately 2218 sq ft Rent to be agreed Rates payable approx. £7984</p> <p>The unit is situated in a popular pedestrianised shopping centre, with all local amenities including a dental practice, library, public house, social club, regular bus services and free public car parking.</p> <p>Other tenants in the centre include Boots the Chemist, Coral Bookmakers, Tesco Express, Morgans Bakery, a Post Office and a number of local independent businesses</p> <p><b>CONTACT: IAN ROBERTS TEL: 01642 729099</b></p>
	<p><b>TO LET      149 LINTHORPE ROAD - under offer</b></p> <p>Rent : £11,000 p.a. exclusive of all other outgoings RV: £9,700. Rates payable £4,840 p.a. subject to eligibility for SBRR</p> <p><b>CONTACT: IAN ROBERTS TEL: 01642 729099</b></p>



**TO LET 151 LINTHORPE ROAD - under offer**

**Rent : £12,000 p.a. exclusive of all other outgoing**

**RV: £10,500. Rates payable £5,376 p.a. subject to eligibility for SBRR**

**CONTACT: IAN ROBERTS TEL: 01642 729099**

## **VALUATION & ESTATES - MIDDLESBROUGH COUNCIL**

### **DISCLAIMER**

1. The particulars are set out as a general outline for the guidance of intended Tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions and other details are given without responsibility and any intending Tenant should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Middlesbrough Council has any authority to make or give any representation or warranty whatever in relation to this property