

## **TO LET**

**2 Park Road South, Linthorpe, Middlesbrough, TS5 6HB**



- **TOTAL FLOOR AREA OF APPROX 143m<sup>2</sup> (1,539ft<sup>2</sup>)**
- **PREVIOUSLY USED AS A CHURCH HALL (D1)**
- **VERSATILE PROPERTY SUITABLE FOR A VARIETY OF ALTERNATIVE USES (SUBJECT TO THE NECESSARY PLANNING CONSENTS)**

## **LOCATION**

The property is located in the popular Linthorpe Village area of Middlesbrough which has a strong mix of both local and national occupiers including Boots, Ladbrokes, Lloyds Pharmacy, Greggs. The immediate vicinity provides a significant resident population and associated amenities.

## **DESCRIPTION**

The property has historically been used as a church meeting hall and therefore currently has a D1 planning consent. This single storey property incorporates an open plan meeting area to the front incorporating Kitchen/utility, WC and storage facilities to the rear.

## **ACCOMMODATION**

(All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice)

Ground Floor area: 143m<sup>2</sup> (1,539ft<sup>2</sup>)

Incorporating WC, kitchen and utility area.

Limited off road parking can be found in front of the property.

## **TERMS**

The property is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed. Quoting rent available on application.

## **SERVICES**

We understand that all mains services are available at the property and benefit from a gas fired central heating system.

## **BUSINESS RATES**

The premises are not currently assessed for rating purposes due to their current use.

## **LEGAL COSTS**

The incoming tenant will be responsible for a contribution towards the landlords reasonable legal costs incurred.

## **VAT**

All figures quoted are exclusive of VAT which may be payable.

## **VIEWING**

Viewing and further information is strictly by appointment with Herron Associates.

Contact Chris Herron – 07739 509890 or [chris@herronassociates.co.uk](mailto:chris@herronassociates.co.uk)