

# Madison Commercial

Commercial Property Consultants

## TO LET

### RETAIL UNIT

4 KINGS ROAD, NORTH ORMESBY,  
MIDDLESBROUGH TS3 6NF

1,220 ft2 (113 m2)



**Situation:**

Situated within the main shopping area of North Ormesby, on the east side of Kings Road. Busy local shopping area with a high density of housing in the vicinity. Retailers represented nearby include Greggs, One Stop, William Hill and Premier Convenience Stores.

North Ormesby lies approximately 1 mile to the east of Middlesbrough town centre.

**Tel: 0161 877 1660**

**Description:**

Forming part of an established retail parade, the property is a 2 storey terraced unit of traditional brick construction beneath a pitched slate covered roof. The property has been extended at the rear and has a small enclosed yard area.

Internally, the property is arranged to provide a ground floor retail area with rear storage. The first floor has been used as as ancillary storage and staff facilities.

The ground floor extends to 810 sq ft (75.2 sq m) and the first floor to 410 sq ft (38 sq m) approx.

**Terms:**

Available by way of a new lease on effective full repairing and insuring terms at £9,780 pa, exclusive of rates and VAT. Rent will be payable quarterly in advance.

**Rates:**

We are advised that the unit has a Rateable Value of £6,300 within the 2023 Valuation List, producing payable rates of £3,144 pa for 2024/2025. Eligible parties will be entitled to full Business Rate Relief, but please check all figures and check your entitlement with Middlesbrough Borough Council.

Total Floor Area	1,220 ft2 (113 m2)
Rates	GBP 3,144 p/a
Rental	GBP 9,780 p/a

**Viewing:**

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk

**Property Misdescription Act 1991 / Misrepresentation Act 1967.**

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