

# To Let



- **New build neighbourhood parade**
- **On site parking**
- **Anchored by national convenience store brand**
- **Established residential area**
- **Available immediately**

**Retail Units**

**Newbridge Court, Tollesby, Middlesbrough, TS5 7NQ**

## Location

The development is situated in the centre of the residential suburb of Tollesby, approximately 3 miles south of Middlesbrough town centre, on the site of the former Tollesby shops.

The site is adjacent to the Endeavour Public House and the surrounding residential area comprises a mix of mainly post war semi detached and detached housing and bungalows.

The Newham Bridge Primary School and Outwood Academy Acklam are both located near to the site, with Outwood Academy having its main access off Hall Drive a few hundred meters from the site.

Hall Drive connects the site to Acklam Road to the west and Tollesby Road and Gendale Road connect site with Linthorpe to the north.

## Description

The development comprises a convenience store and 3 additional retail units at ground floor level, with a 38 space car park, ancillary areas and landscaping.

The retail units are arranged either side of a central parking area with the convenience store situated in the most prominent position fronting Rievaulx Drive and adjacent to the entrance to the car park.

The units are currently in a shell condition ready to be fitted out to a specification required by the user. Rent concessions may be available as a contribution towards the costs of the works

The layout of the retail units are shown the drawing below. The units will be completed to developers shell specification with capped service and drainage point.

The units are available for letting immediately

## Business Rates

Rates will be assessed following completion of construction.

## Service Charge

The retail units will pay a contribution toward service charge. See availability schedule below for costings.

## Planning

The units will have the benefit of use class E (commercial, business or service).

**No takeaway or drinking establishment uses will be allowed.**

## Lease Details

The units will be available to let by way of a new full repairing and insuring lease for a minimum term of 5 years. Quoting rentals are provided on the schedule below.

## Energy Performance Certificate

Energy Performance Certificates will be completed when the units have been built.

## Application Process

Interested parties will be required to submit an application form and business plan for consideration. Credit and identity checks will be required before applicant is accepted

## VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

## Legal Costs

The tenant will pay the Councils reasonable costs

## Further Information

Contact Middlesbrough Council  
Valuation & Estates Team

01642 729110

angela\_cooper@middlesbrough.gov.uk

**The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into lease should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleaseweb.co.uk](http://www.commercialleaseweb.co.uk)**

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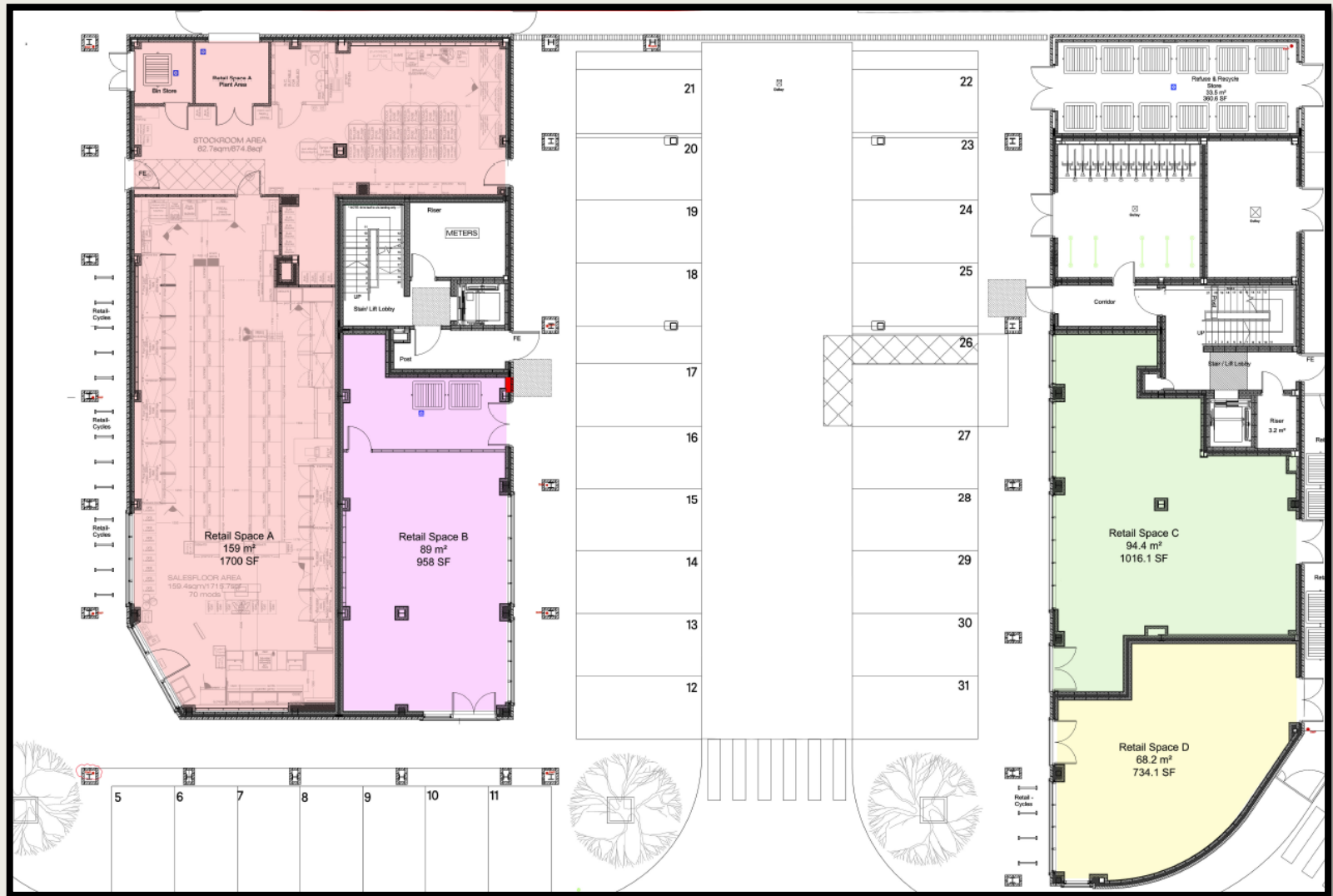
## Availability Schedule

Retail Unit	Size Sq. m	Size Sq. ft	Rental (pa)	Service Charge pa
A	242	2,647	Tenant secured and operational	
B	89	958	£14,000	£770.02
C	94.4	1,016	£15,000	£816.64
D	68.2	734	£11,500	£589.98



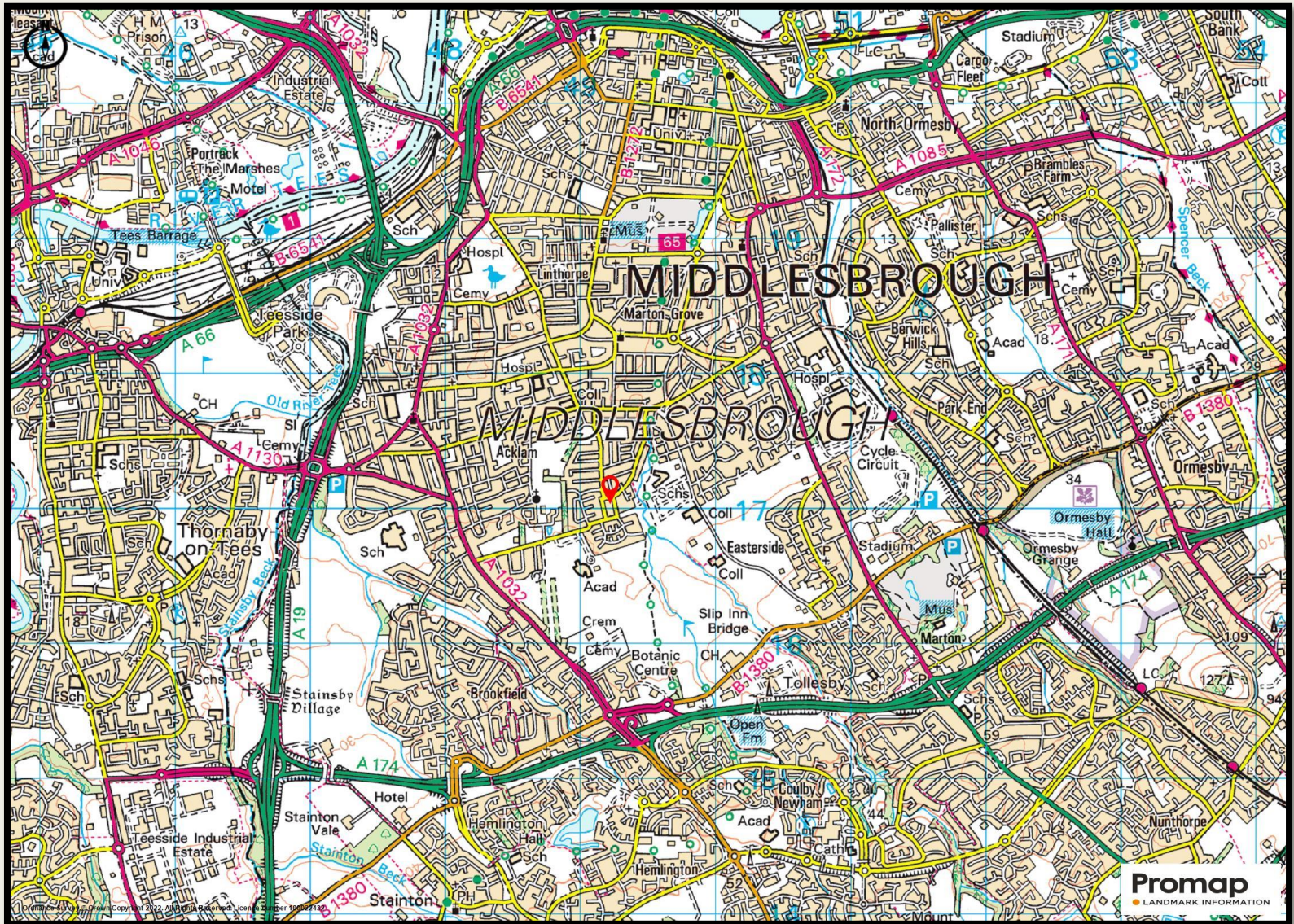


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