

**TO LET - £12,500 per annum, exclusive**

**Unit 5 Norfolk Place**

**Berwick Hills, Middlesbrough, TS3 7PB**

**Versatile Commercial Premises – 1,031sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





## SITUATION/LOCATION

Norfolk Place is an attractive retail parade approximately 2 miles south east of Middlesbrough town centre incorporating a range of established occupiers including Ladbrokes, One Stop and the Post Office amongst a range of local businesses. The general vicinity is a busy community hub with local amenities including Neptune Leisure Centre, numerous primary schools and Pallister Park. Norfolk Place benefits from swift transport links across the region via the A66 and A19.

## PREMISES

Versatile ground floor commercial premises comprising an open plan sales area incorporating glazed window frontage with steel security shutter.

There is a rear ancillary sales/ storage area with loading door, kitchen and wc.

The property may suit a variety of business uses subject to any necessary consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Net Internal Area | 95.83sq.m. | 1,031sq.ft.

## SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent.

## COSTS

Each party will be responsible for their own legal costs in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

£13,250

The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of rate relief. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the rent.

## ENERGY PERFORMANCE ASSET RATING

To be confirmed

## VIEWING

Strictly by appointment only through the joint agents:-

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