

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL PREMISES



**PARK PARADE, ORMESBY ROAD, BERWICK HILLS,  
MIDDLESBROUGH, CLEVELAND, TS3 7FB**

**1,130 SQ FT (105 SQ M)**

- PROMINENT LOCATION
- RETAIL USE GRANTED
- NEW BUILD UNITS
- SHELL SPECIFICATION

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## LOCATION

The property is located on Ormesby Road in the Berwick Hills area of Middlesbrough. Norfolk Place Shopping Centre is immediately adjacent where Coop, One Stop, Ladbrokes and The Post Office are all represented. The property is also within walking distance of a Morison's supermarket and the Berwick Hills Centre, which includes the local health centre, swimming pool and fitness studio.

## DESCRIPTION

The site comprises 7 retail units with a shared 49 space car park which is accessed directly off Ormesby Road. Heron Foods, Dominoes, Greggs and The Tanning Shop and Head Quarters are now trading. All units have their own dedicated service yard with access of Graygarth Road to the rear. The remaining units, which comprise the following approximate net internal floor areas, are available for immediate occupation.

## ACCOMMODATION

AREA	SQ FT	SQ M
Unit 1		
Unit 2		
Unit 3		
Units 4 & 5		
Unit 6	1,130	105
Unit 7	1,130	105
Unit 8		

## PLANNING

We have been informed by the landlord that planning permission has been granted for A1, A2 & A3 use.

## SERVICES

We are advised all main services are connected.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The retail units are available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Middlesbrough City Council on 01642 245 342.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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