

**retail in TS1**

Gilkes Street, Middlesbrough  
Teesside, TS1 5ET

**£180,000** Starting Bid

- ✓ Two storey, three floor property
- ✓ A1 use retail unit
- ✓ NIA approx. 113sqm (1,216sqft)
- ✓ Excellent town centre location
- ✓ Freehold title
- ✓ Prominent corner position

**PATTINSON  
AUCTION**



## Summary

- Property Type: Retail - Parking: Allocated Price: £180,000

## Description

FOR SALE BY AUCTION: auction to be held at 5pm on 29th May 2018 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this two storey, three floor retail unit, excellently located in a prominent corner position on Gilkes Street, Middlesbrough town centre. To the ground floor, the property comprises front and rear sales areas and ancillary storage/prep room, ancillary storage and staff accommodation to the first floor first floor, and also extra storage space in the basement. The property is in need of updating and refurbishment. The rear preparation area could be incorporated into the sales space with some structural work.

Please note that we have not inspected this premises.

## Location

The subject property is excellently located on a prominent corner position on Gilkes Street, Middlesbrough town centre. The property is within the prime retail area at the heart of Captain Cooks Square and adjacent Linthorpe Road and the Cleveland Centre shopping mall. Neighbouring occupiers include Cooplands Bakers, Ramsdens Pawnbrokers, Grainger Games, Greggs and Ladbrokes.

Middlesbrough itself is a regional centre with a substantial resident population located around 40 miles south of Newcastle upon Tyne, provided with access to a large number of services and facilities supporting the local population and surrounding communities within the larger Teesside area.

## Accommodation

### GROUND FLOOR

Main sales area: 36sqm

Storage/prep: 26sqm

### FIRST FLOOR

Storage: 18sqm

W.C.

### BASEMENT

Storage: 33sqm

NIA approximately 113sqm (1,216sqft)

## Tenure

Freehold. Title number CE13630.

## Rateable Value

The adopted rateable value is £20,250 as of 1st April 2017.

Sourced from VOA.

## EPC

We currently await a copy of the Energy Performance Certificate.

## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Gilkes Street, Middlesbrough, Teeside, TS1 5ET

Contact your local branch today for more information on this property:

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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