

# RETAIL UNITS TO LET

Units 6 & 7, Ormesby Road, Berwick Hills, Middlesbrough TS3 7AS



## Description:

The available units form part of a newly developed parade of 7 retail units, which have access to a shared 49 space car park, with direct access from Ormesby Road.

Heron Foods, Dominos, Greggs, The Tanning shop and Head Quarters Barbers are all open and currently trading on the parade.

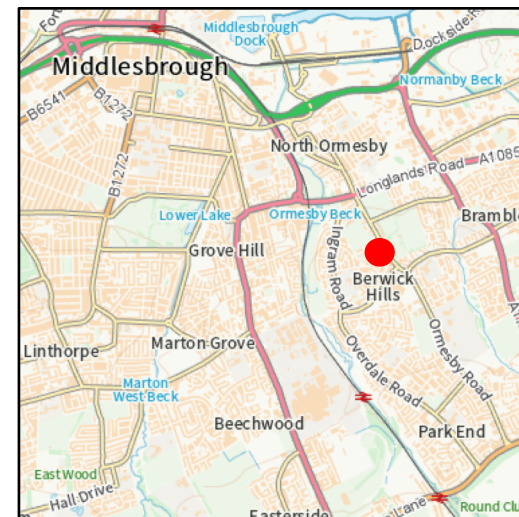
All units have their own dedicated service yard accessed from Graygarth Road at the rear of the parade.

## Areas:

The two remaining units comprise the following approximate net internal area and are available for immediate occupation:

Unit 6.	105 sqm	1,130 sq ft
Unit 7.	105 sqm	1,130 sq ft
<b>TOTAL</b>	<b>210 sqm</b>	<b>2,260 sq ft</b>

NB. Information provided by the Vendor, not inspected by Briarswood Property or Howie Property.



NB. The plan is for identification only. © Crown Copyright OS 0100055500

## Term:

The units are being offered separately or together by way of a new full repairing and insuring lease for a term to be agreed.

**Unit 6. Asking Rent £25,000 pa**

**Unit 7. Asking Rent £25,000 pa**

(exclusive of Business Rates, Insurance and Service Charge). Subject to Contract.

## Location:

The property is located on Ormesby Road in the Berwick Hills area of Middlesbrough. Norfolk Place Shopping Centre is adjacent where national occupiers Co-op, One Stop and The Post Office are located.

The property is also within walking distance of a Morrison's supermarket and the Berwick Hills Centre, which includes a health center, swimming pool and fitness studio.

## Briarswood Property LTD

The Henley Business Centre  
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**GREGGS**

**Domino's**

**HEAD QUARTERS.**

**Heron Foods**  
The Quality  
Local Food

**Heron Foods**  
The Quality  
Local Food

**Heron Foods**  
The Quality  
Local Food





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## Planning Use:

Planning permission has been obtained for uses within Class E a & b. (Pre 1 September 2020 uses within Class A 1 & 2).

## EPC:

Certificate and report available upon request.

## VAT:

The property is not elected for VAT purposes.

## Business Rates:

Interest parties are advised to make their own enquires to Middlesbrough City Council direct.

## Legal Costs:

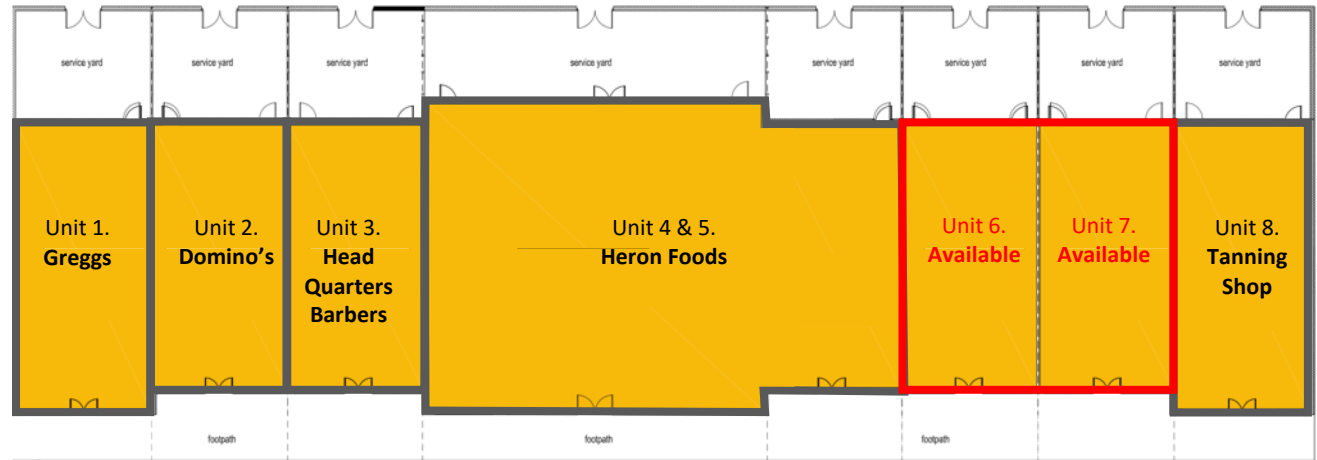
Each party to be responsible for their own legal costs incurred during this transaction.

## Viewing & Further Information:

Inspections strictly by appointment only, please contact joint agents:

**Howie Property**  
Dan Howie MRICS  
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NB. The plan is for identification only. Existing Ground Floor Layout.

