

# Property Particulars

## Middlesbrough

Former Chicago Rock Café / Lava Ignite  
Nightclub, Wilson Street, TS1 1SF



### Location

The property is situated on Wilson Street in Middlesbrough Town centre **adjacent to J D Wetherspoon** and close to the prime leisure circuit, centred around Albert Road and Corporation Road. The property is located in an extremely prominent location adjacent to the A66 Inner ring road providing direct access to the A19 and national road network.

### Accommodation

The fully fitted unit provides the following accommodation:

Accommodation	Sq Ft	Sq M
Ground Floor	12,317	1,144
First Floor	12,319	1,144
Second Floor / Mezzanine	2,198	204
<b>Total</b>	<b>26,834</b>	<b>2,492</b>

### Tenure / Terms

#### Leasehold

The unit is available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rent of **£70,000pax**.

#### Freehold

The freehold of the property is available for **£650,000**.

### VAT

All figures are quoted exclusive of VAT, if applicable.

### FULLY FITTED NIGHT CLUB TO LET / FOR SALE

Grade II listed building in Middlesbrough Town centre

Extremely prominent position adjacent to the A66

1 minute walk from Hill Street Shopping Centre Car Park

No Empty Rates Payable

### ALSO SUITABLE FOR OTHER LEISURE USES

### Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value: £136,000

Rates payable (2011/12): £58,888

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Planning

The unit currently benefits from D2 planning consent, although other leisure uses could be accommodated, subject to a planning application for a change of use.

### Viewing

Viewing by appointment through the sole letting agents:

**Richard Shuttleworth**

0113 3444 444

07747 008458

rs@pudneyshuttleworth.co.uk

**Nick Brearley**

0113 3444 444

07884 187884

nb@pudneyshuttleworth.co.uk

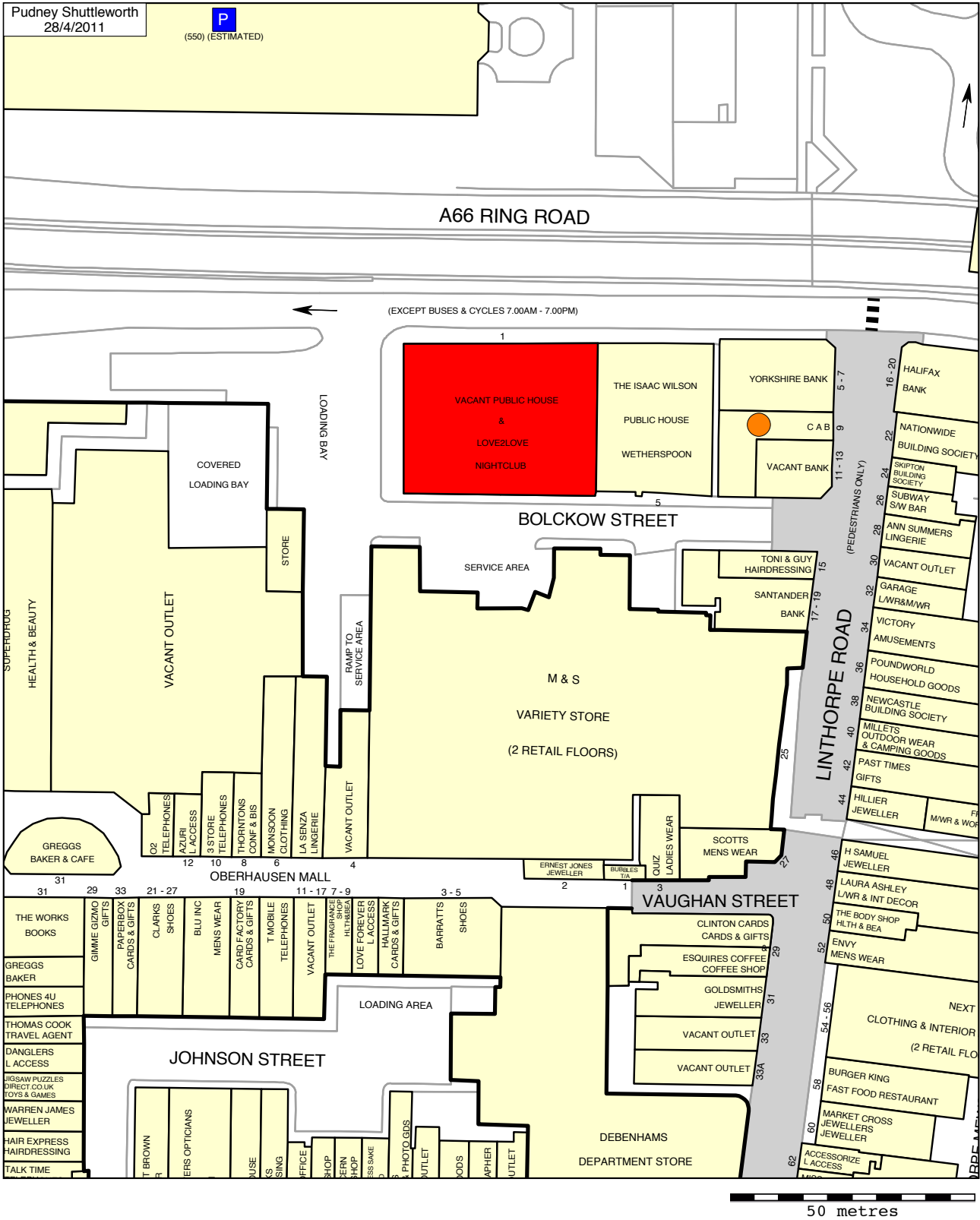
**SUBJECT TO CONTRACT**

**May 2011**

# Location Plan



## Middlesbrough



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