

**SHOPPING CENTRE PROPERTY / CLASS E**

Unit 40 Hill Street Centre, Middlesbrough TS1 1SU

**Rent: On application****Total Area**

1,212 Sq ft / 113 Sq M

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)**Richard Barker****Mob:** 07771 604525**Email:** [richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

**Location:**

Middlesbrough is situated approximately 30 miles south of Newcastle, and forms the central hub of the Teesside conurbation.

The highly successful Hill Street Centre is anchored by Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	582	54
First Floor Ancillary	630	59

**Rent:**

Upon application

**Tenure:**

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

**Business Rates:**

The premises currently has a rateable value of £10,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the current year stands at approximately £4,823.

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

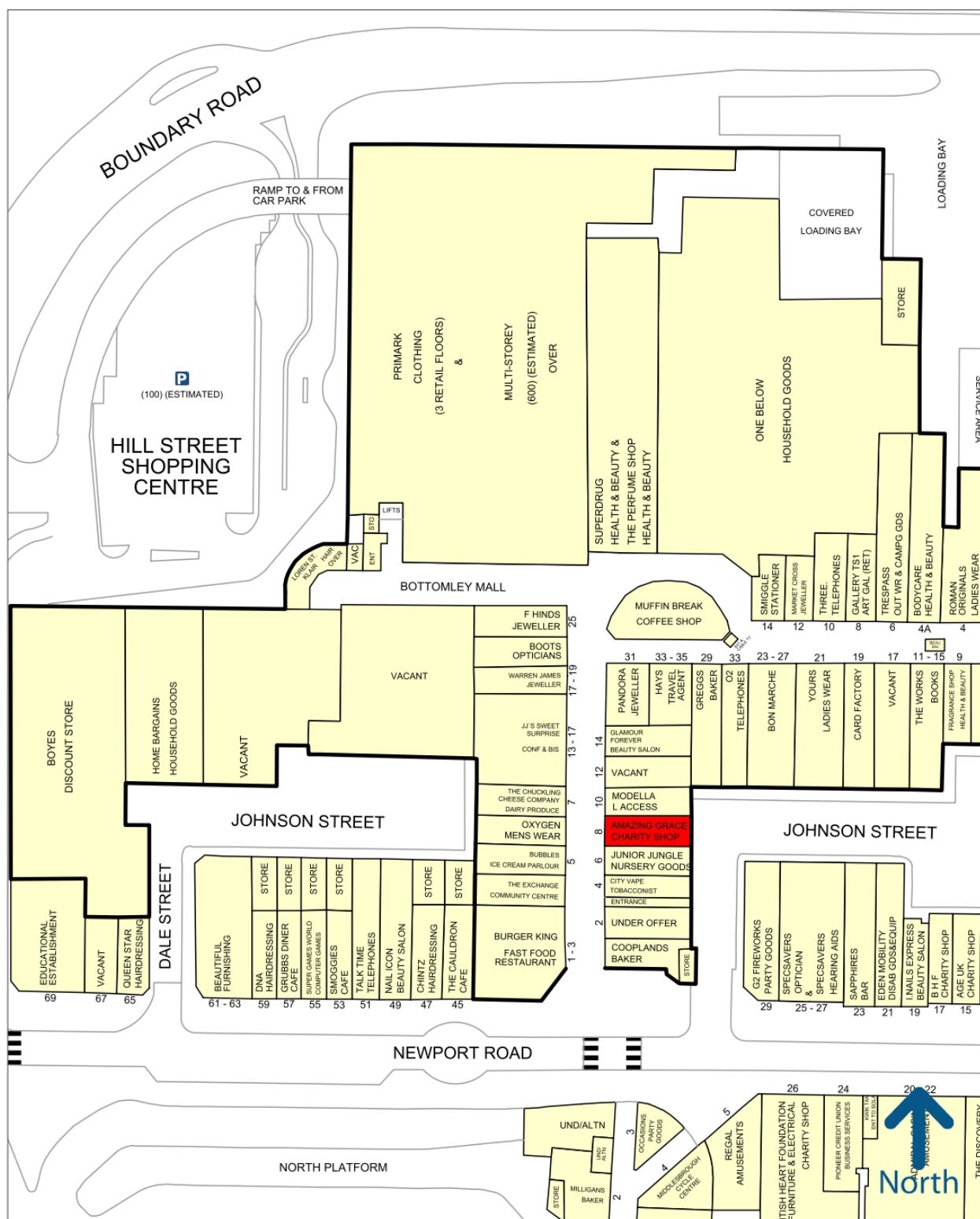
February 2024

Subject to Contract

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Middlesbrough



Experian Goad Plan Created: 29/02/2024

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