

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 123-124 Middleton Grange Shopping Centre, Hartlepool



**Rent: £60,000 PA**

**Area**

3,666 Sq ft / 341 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Middleton Grange Shopping Centre extends to over 500,000 sq. ft. and provides the prime town centre retail provision. The centre is anchored by Primark, TJ Hughes and is home to a number of national retailers including River Island, New Look, Boots, JD Sports and Sports Direct. The scheme benefits from a number of multi-storey and surface car parks totalling circa 850 spaces.

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3666	340.58
First Floor Ancillary	357	33.17

**Rent:**

We are seeking rental offers in the order of £60,000 per annum exclusive.

**Tenure:**

Available to let on a new 10 year full repairing and insuring lease, subject to 5 yearly rent reviews.

**Business Rates:**

The unit has a rateable value assessment of £54,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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:**

Available on request.

**EPC:**

Energy Performance Asset Rating - D

**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:**

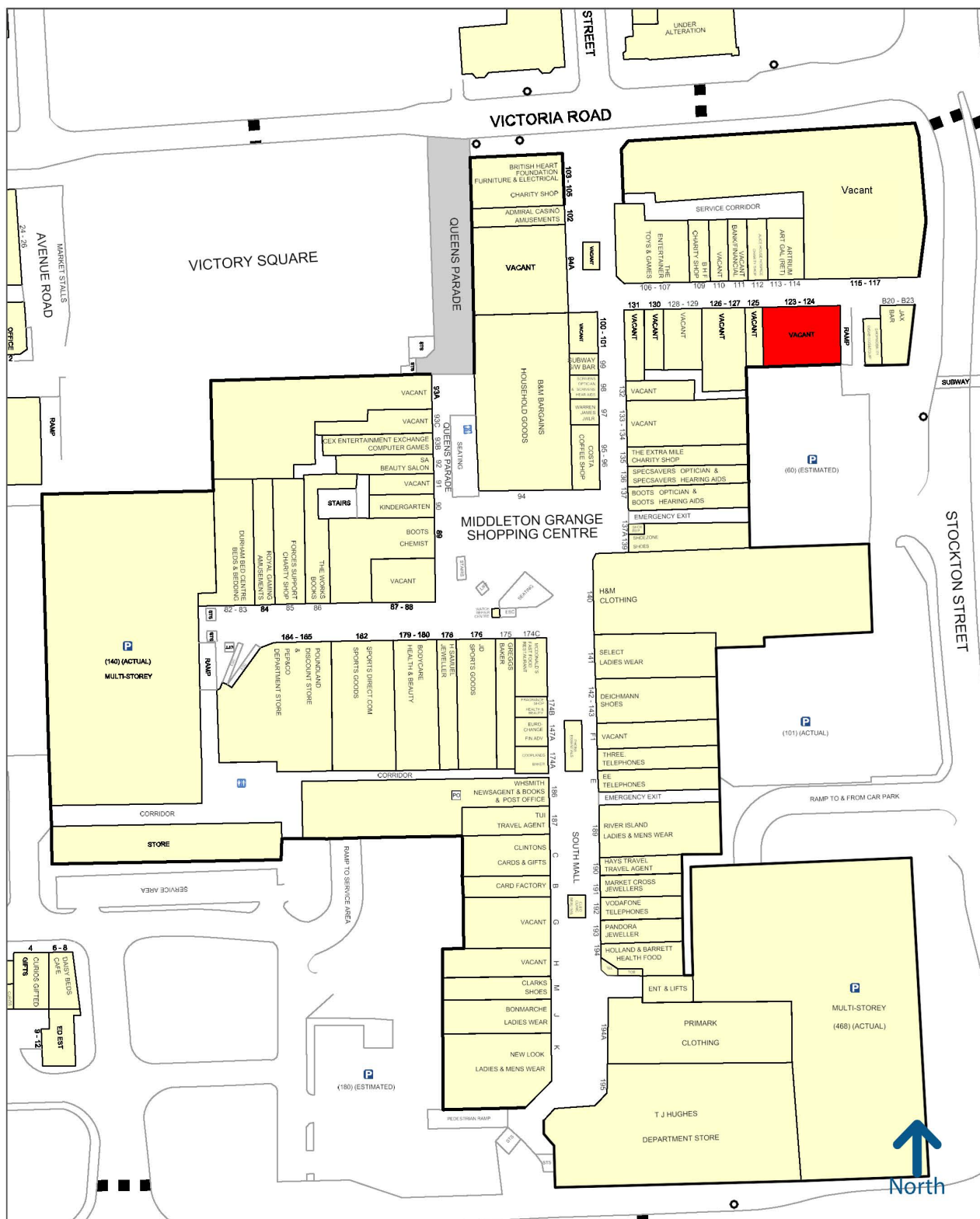
February 2020

Subject to Contract

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Hartlepool



Experian Goad Plan Created: 30/08/2023

Created By: Barker Proudlove Ltd

