

To Let



Hartlepool

Unit 39, Middleton Grange Shopping Centre

1,435 sq ft (133 sq m)

Rent on Application

Location & Description:

- **Middleton Grange Shopping Centre extends to over 500,000 sq ft and provides the prime shopping destination in Hartlepool town centre.**
 - **The centre is anchored by Primark, B&M and TJ Hughes and is home to a number of national retailers including River Island.**
 - **The unit is a former fish and chip restaurant on the first floor adjacent to Shelter.**
 - **Other retailers in the vicinity include Home Bargains, Halifax Bank and the Market Hall.**
-

Demise:

Ground Floor 1,435 sq ft (133.32 sq m)

Rent:

Available upon request.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own fees.

Rating Assessment:

Rateable Value (April 2023) – £15,000.

Date Prepared:

June 2024.

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

James Lamming

07715 677630

james@barkerproudlove.co.uk



Hartlepool

