

To Let



Hartlepool

Unit 46-48, Middleton Grange Shopping Centre

Ground Floor: 4,106 sq ft (381 sq m)

Rent: £20,000 pax

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 located outside the centre adjacent to Betfred and Halifax Bank and opposite the Market Hall entrance.**

Demise:

Ground Floor 4,106 sq ft (381.46 sq m)

First Floor 1,924 sq ft (178.75 sq m)

Rent:

£20,000 per annum exclusive.

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 – E.

Legal and Professional Fees:

Each party to bear their own fees.

Rating Assessment:

Rateable Value (April 2023) – £46,500.

Date Prepared:

July 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:

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