

To Let



Hartlepool

Unit 11a, Middleton Grange Shopping Centre

Ground Floor: 690 sq ft 64.10 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 on the first floor opposite Home Bargains and in close proximity to the Market Hall, Heron Foods and Bonnie Babies.**
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Demise:

Ground Floor 690 sq ft (64.10 sq m)

First Floor 1,020 sq ft (94.76 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 costs.

Rating Assessment:

Rateable Value (April 2023) – £11,000.

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:

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