

# To Let



## Hartlepool

Unit 11b, Middleton Grange Shopping Centre

Ground Floor: 545 sq ft (50.63 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.**
- 

**Demise:**

Ground Floor 545 sq ft (50.63 sq m)

First Floor 628 sq ft (58.34 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) – £10,750.

**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 678630

james@barkerproudlove.co.uk



Hartlepool

