

# To Let



## Hartlepool

Unit 13, Middleton Grange Shopping Centre

1,106 sq ft (102.75 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 1,106 sq ft (102.75 sq m)

**Rent:**

Available upon request.

**Lease:**

Subject to securing vacant possession, a new effectively full repairing and insuring lease for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Energy Performance Rating Assessment – C.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

The premises currently has a rateable value which is to be confirmed. For further details visit Gov.uk or contact the business rates department at the local authority.

**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

