

To Let



Middlesbrough

Unit 40, Hill Street Centre

Ground Floor: 582 sq ft (54 sq m)

Rent on Application

Location & Description:

- **Middlesbrough is situated approximately 30 miles south of Newcastle, and forms the central hub of the Teesside conurbation.**
- **The highly successful Hill Street Centre is anchored by Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.**

Demise:

Ground Floor 582 sq ft (54 sq m)
First Floor Ancillary 630 sq ft (59 sq m)

Rent:

Available upon request.

Lease:

A new 10 year full repairing and insuring lease, subject to upwards only rent reviews.

Service Charge:

On-account service charge for the current year stands at approximately £4,823.

EPC:

Energy Performance Rating Assessment - E.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £10,500.

Date Prepared:

September 2024

Contact Us:

James Moss

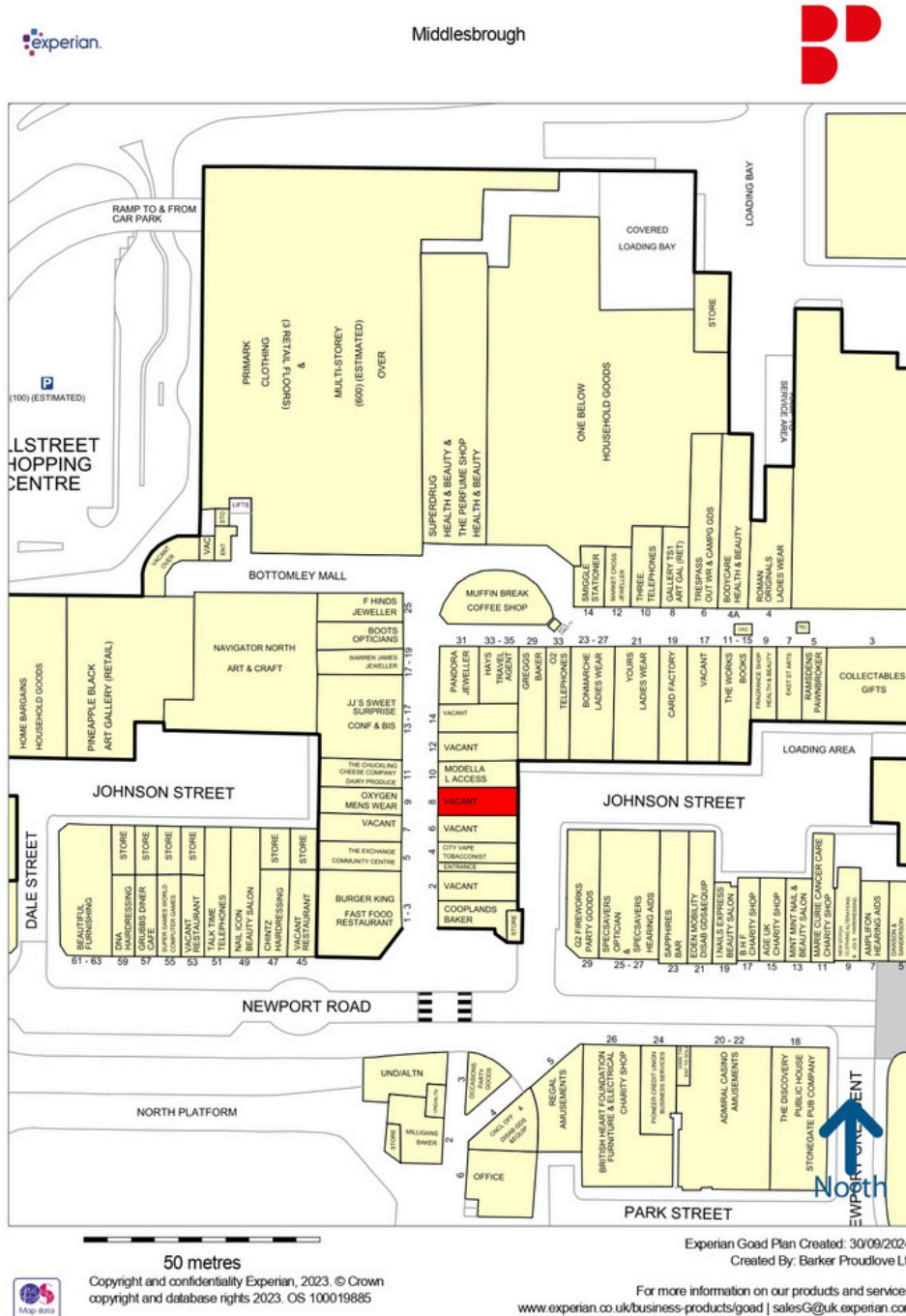
07977 278229

jmoss@barkerproudlove.co.uk

Richard Barker

07771 604525

richard@barkerproudlove.co.uk



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