

To Let



Middlesbrough

Unit 4, Hill Street Centre

Ground Floor: 779 sq ft (72.4 sq m)

Rent: £27,500 pax

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.
- Fully fitted coffee shop/café with W.C.s, ready for immediate occupation.

Demise:

Ground Floor 779 sq ft (72.4 sq m)

First Floor 480 sq ft (44.6 sq m)

Rent:

Offers in the order of £27,500 per annum exclusive.

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 £5,191.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £11,750. Tenants eligible for small business rates will not pay rates for this property.

Date Prepared:

September 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 Moss**

07977 278229

jmoss@barkerproudlove.co.uk

Richard Barker

07771 604525

richard@barkerproudlove.co.uk

Joint Agent:**Newns Webster**

Jonathan Newns

07796 686469

jn@newnswebster.com

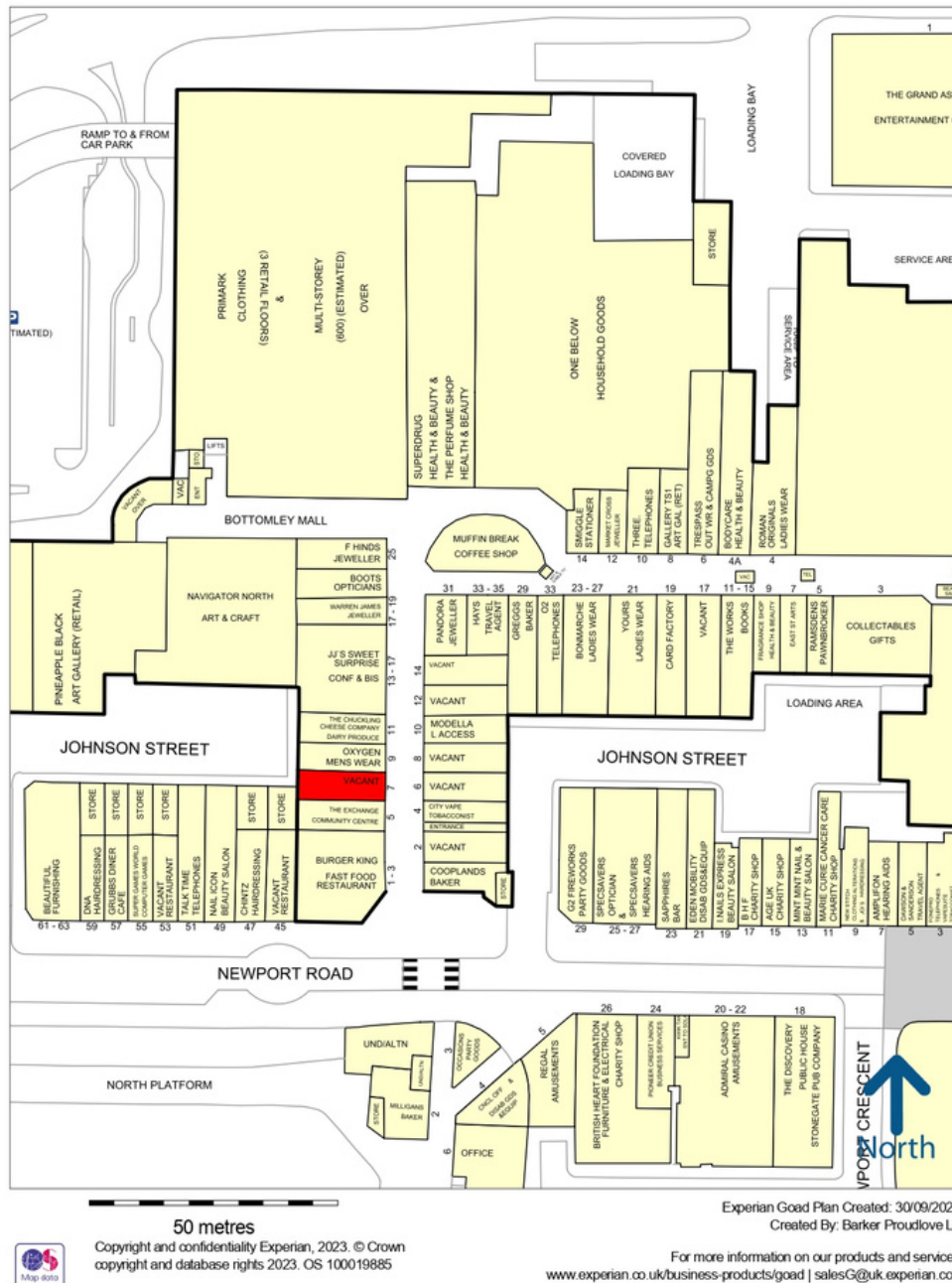
Richard Webster

07739 680472

rw@newnswebster.com



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