Barker Proudlove

Leeds Office:
0113 388 4848

To Let

Middlesbrough

Unit 4, Hillstreet Centre

Ground Floor: 779 sq ft (72.4 sq m)
Rent: £27,500 pax

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Location & Description:

- **Middlesbrough is situated approximately 30 miles south of Newcastle, and forms the central hub of the Teesside conurbation.**
- **The highly successful Hillstreet 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 £5,909.

EPC:
Available upon request.

Legal and Professional Fees:
Each party to bear their own costs.

Rating Assessment:
Rateable Value (April 2026) - £10,500. Tenants eligible for small business rates will not pay rates for this property.

Date Prepared:
Updated October 2026

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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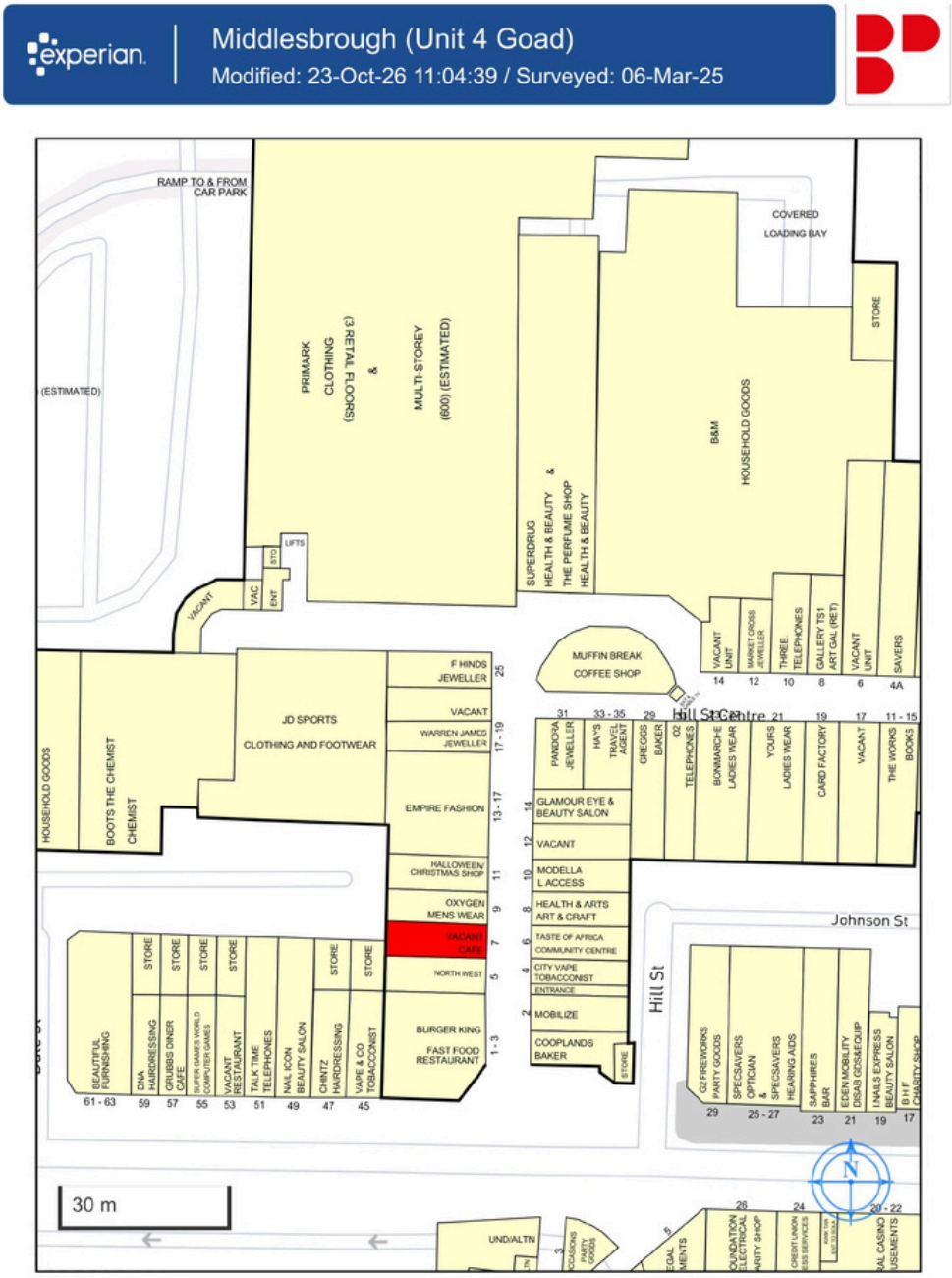

Ordnance Survey

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