

Leeds Office: 0113 388 4848

To Let



Middlesbrough

Unit 3, Hill Street Centre

Ground Floor: 713 sq ft (66 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 Hill Street Centre is anchored by Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.

Demise:

Ground Floor 713 sq ft (66.24 sq m) First Floor 911 sq ft (84.63 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 £5,066.

EPC:

Energy Performance Rating Assessment - D. **Legal and Professional Fees:**

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £11,500. 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:

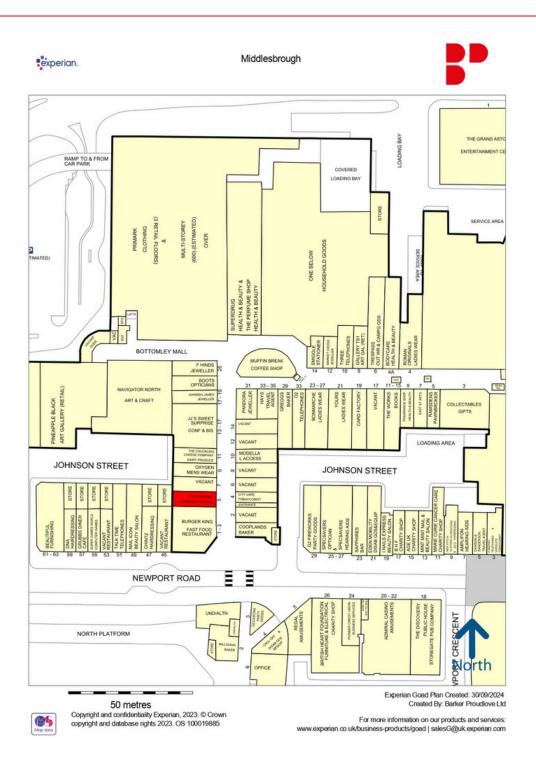
Newns Webster

Jonathan Newns 07796 686469 jjn@newnswebster.com Richard Webster 07739 680472 rw.newnswebster.com

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