

To Let



Middlesbrough

Unit 25, Hill Street Centre

Ground Floor: 866 sq ft (80.45 sq m)

Rent: £45,000 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.

Demise:

Ground Floor 866 sq ft (80.45 sq m)

First Floor 761 sq ft (70.7 sq m)

Rent:

Offers in the order of £45,000 per annum exclusive.

Lease:

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

Service Charge:

On-account service charge for the current year stands at approximately £5,469.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £17,750.

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.

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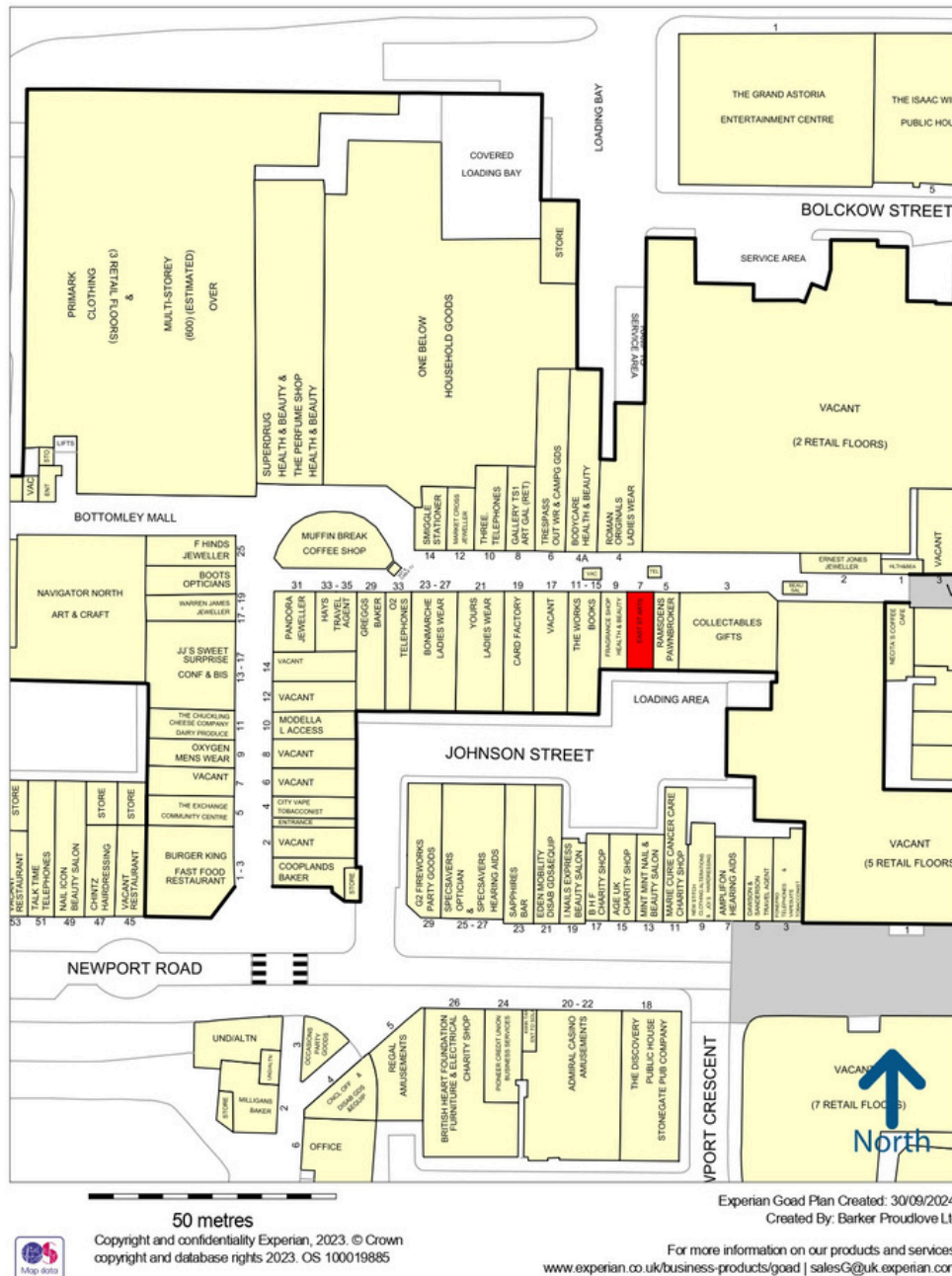
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