

To Let



Middlesbrough

LSU4, Hill Street Centre

Ground Floor: 10,027 sq ft (931.54 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 10,027 sq ft (931.54 sq m)

First Floor 3,800 sq ft (353.03 sq m)

Rent:

Available upon request.

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 £35,775.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £50,500.

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

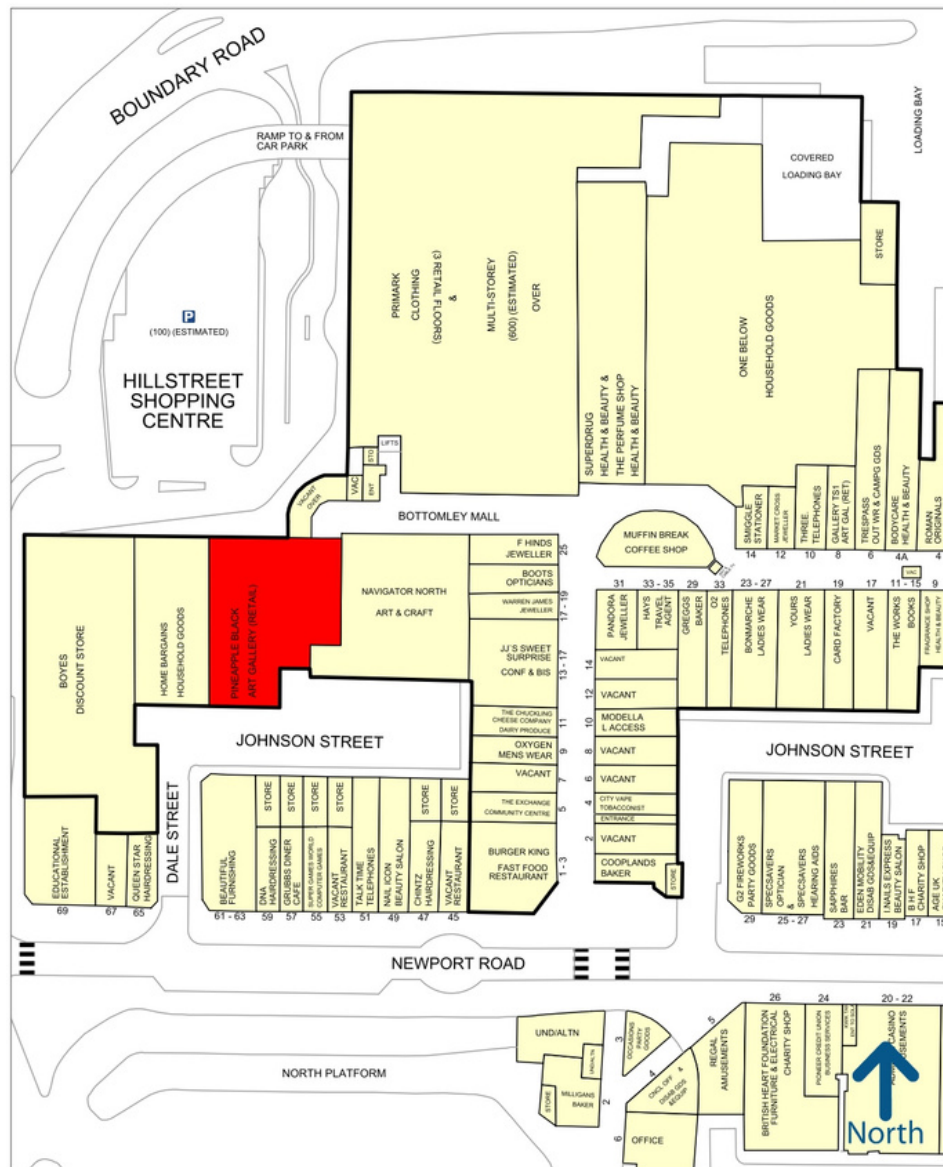
07796 686469

jn@newnswebster.com

Richard Webster

07739 680472

rw@newnswebster.com



Experian Goad Plan Created: 30/09/2024
Created By: Barker Proudlove Ltd

50 metres

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

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