

Leeds Office: 0113 388 4848

To Let



Hartlepool

Unit 90, Middleton Grange Shopping Centre

959 sq ft (89 sq m) Rent: £35,000 pax



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Location & Description:

- Middleton Grange Shopping Centre extends to over 500,000 sq. ft. and provides the prime town centre retail provision.
- The Centre is anchored by Primark, TJ Hughes and is home to a number of national retailers including River Island, New Look, Boots, JD Sports and Sports Direct.
- The scheme benefits from a number of multi-storey and surface car parks totalling circa 850 spaces.

Demise:

Ground Floor 959 sq ft (89.09 sq m)

Rent:

Offers in the order of £35,000 per annum exclusive.

Lease:

A new 10 year effectively full repairing and insuring lease, subject to 5 yearly rent reviews.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment - C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £28,750.

Date Prepared:

July 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 Lamming 07715 678630 james@barkerproudlove.co.uk

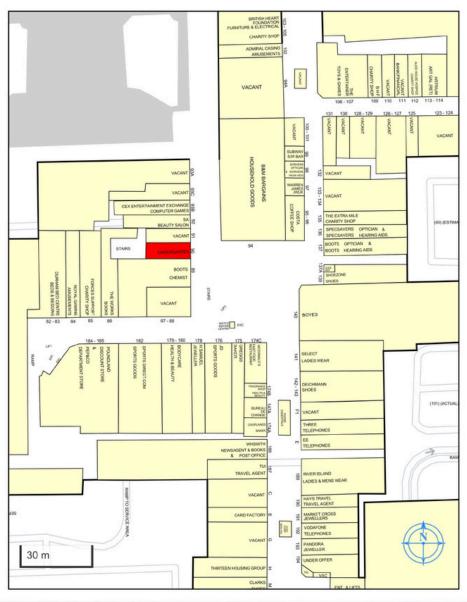
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