

Leeds Office: 0113 388 4848

# To Let



# Hartlepool

Unit 100-101, Middleton Grange Shopping Centre

Ground Floor: 1,296 sq ft (120.4 sq m)

Rent: £40,000 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 Sales 1,296 sq ft (120.4 sq m) First Floor 639 sq ft (59.37 sq m)

#### Rent

Offers in the order of £40,000 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 - D.

## **Legal and Professional Fees:**

Each party to bear their own costs.

### **Rating Assessment:**

Rateable Value (April 2023) - £31,000.

#### **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:**

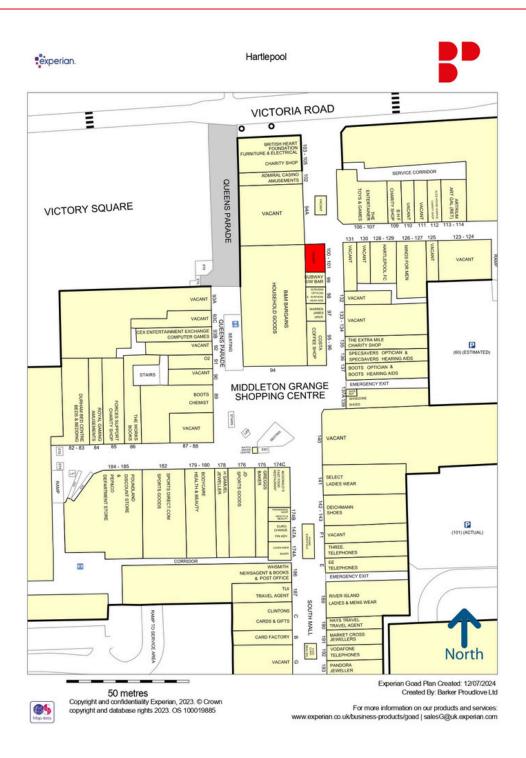
**James Lamming** 07715 678630 james@barkerproudlove.co.uk

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