

To Let



Hartlepool

Unit 100-101, Middleton Grange Shopping Centre

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

Rent: £40,000 pax

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:

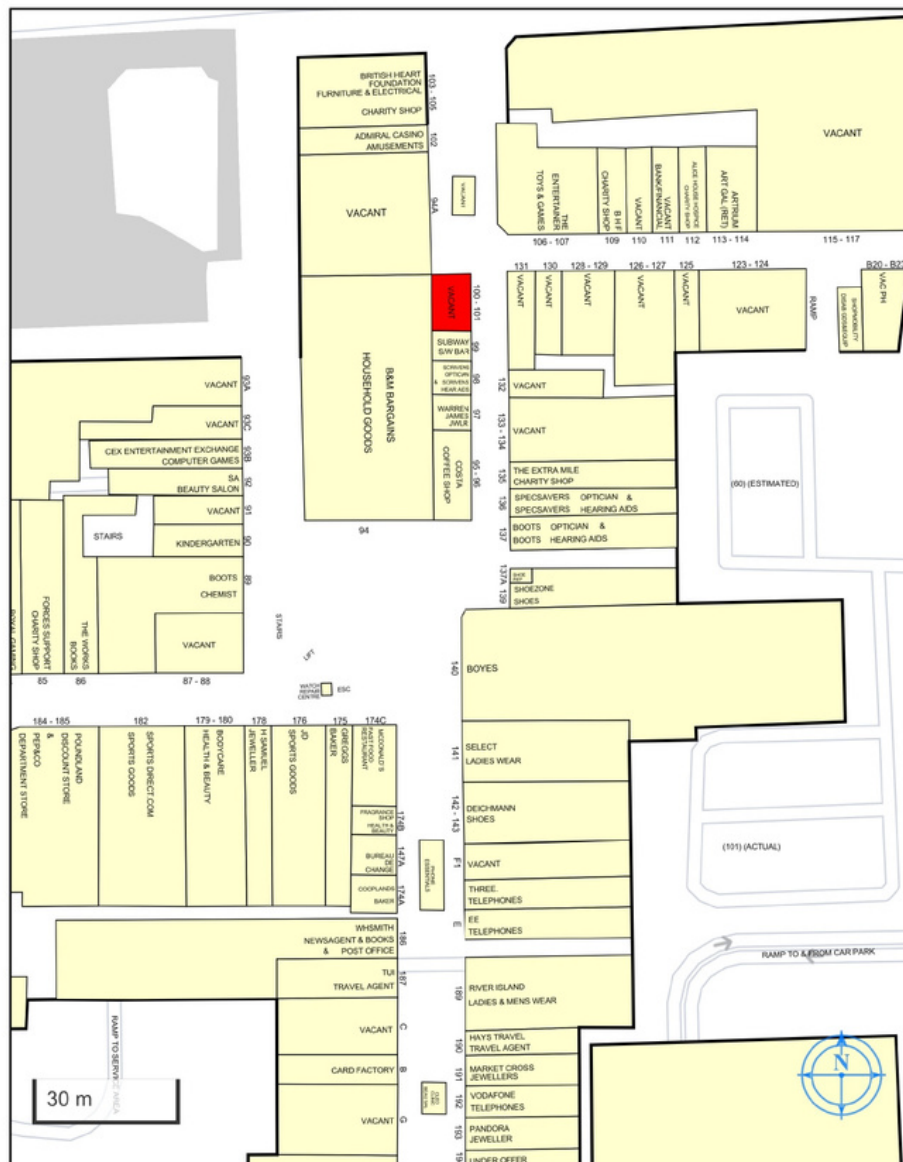
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Hartlepool (100-101 Middleton Grange Goad)
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