

# To Let



## Hartlepool

Unit 113-114, Middleton Grange Shopping Centre

Ground Floor: 1,853 sq ft (172.15 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 Sales 1,853 sq ft (172.15 sq m)

First Floor 825 sq ft (76.65 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) - £28,500.

**Date Prepared:**

July 2024

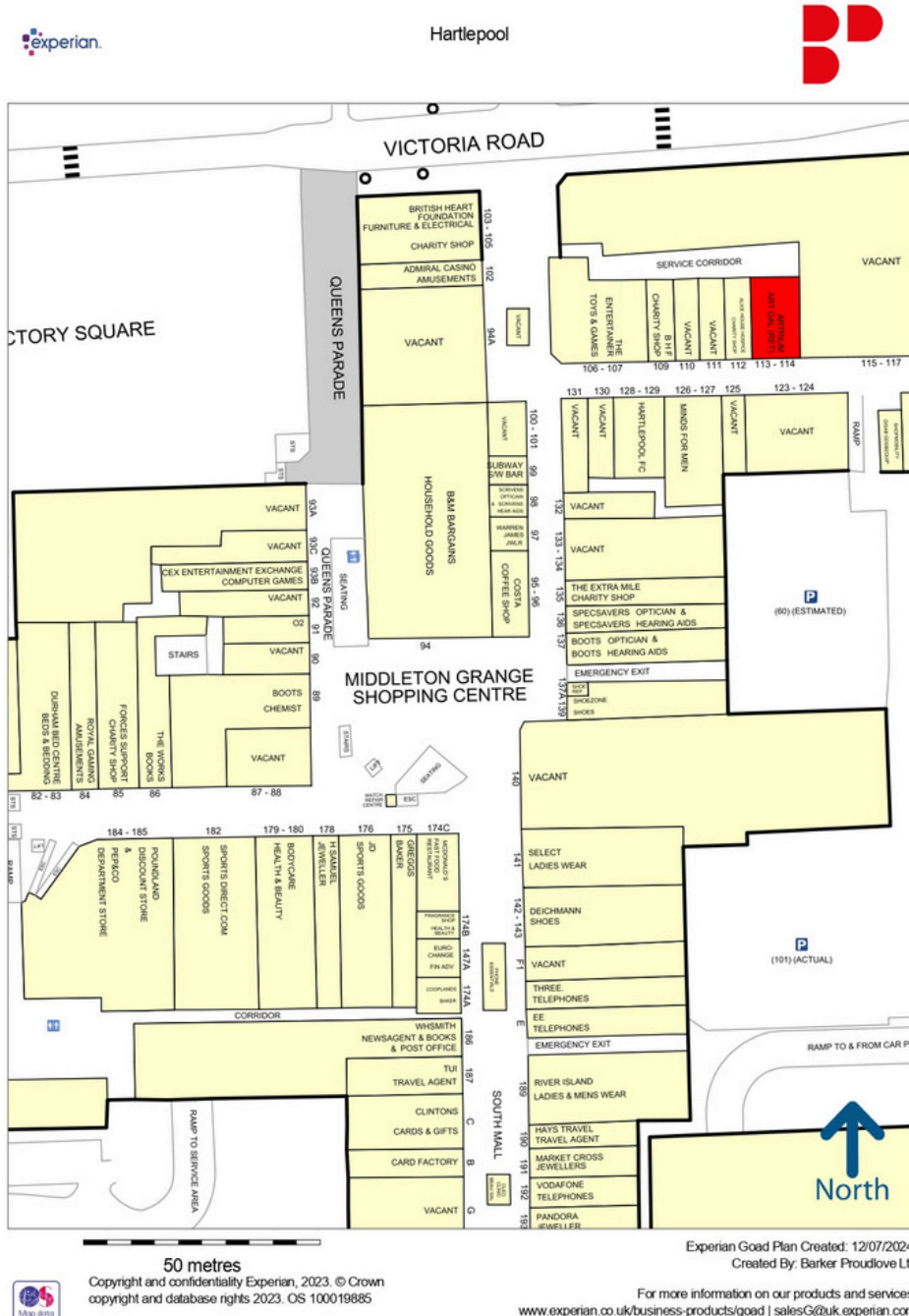
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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