

# To Let



## Hartlepool

Unit F1, Middleton Grange Shopping Centre

1,773 sq ft (165 sq m)

Rent on Application

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**Location & Description:**

- **Middleton Grange Shopping Centre extends to over 500,000 sq ft and provides the prime shopping destination in Hartlepool town centre.**
  - **The centre is anchored by Primark, B&M and TJ Hughes and is home to a number of national retailers including River Island.**
  - **The unit is located in the prime mall between Skechers and Three. Other retailers in the vicinity include H&M, McDonalds, EE, WH Smith and River Island.**
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**Demise:**

Ground Floor 1,773 sq ft (164.72 sq m)

**Rent:**

Available upon request.

**Lease:**

A new effectively full repairing and insuring lease for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Energy Performance Rating Assessment – E.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £38,750.

**Date Prepared:**

July 2024

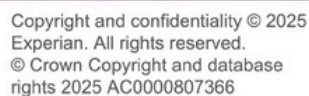
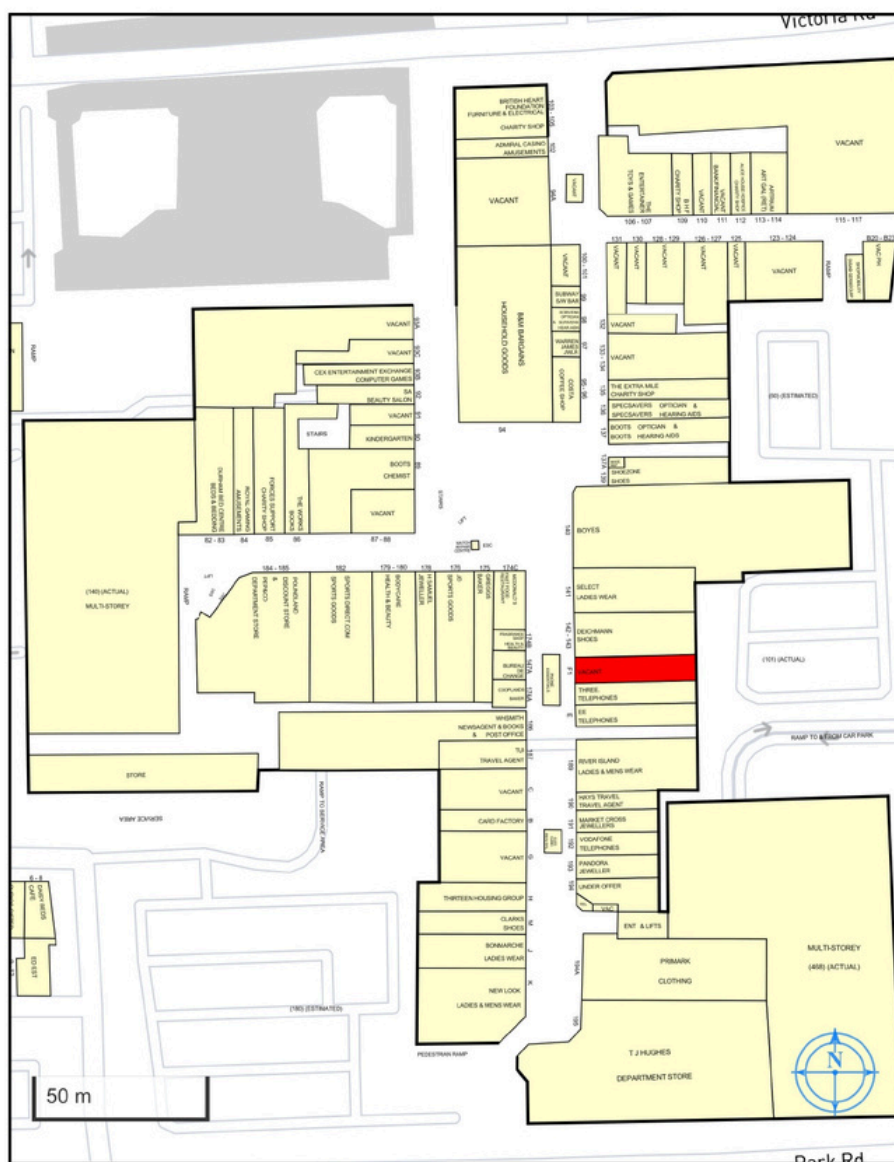
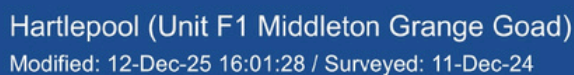
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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Experian Goad Plan Created: 12/12/2025  
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