

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 15 Parkway Shopping Centre, Coulby Newham



Rent: £32,500 PA

Ground Floor Area

1,218 Sq ft / 113 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Coulby Newham is a busy district centre 3 miles south of Middlesbrough. It is easily accessible from the A174 and benefits from a large local catchment of 621,000 persons within a 30 minute drive time.

The scheme provides 210,000 sqft of retail accommodation and is anchored by a large Tesco. Other key tenants include Boots, Superdrug, Poundland, Iceland, Specsavers, Greggs and Burger King. The site is also home to a council leisure centre, public library and NHS doctors and dental surgeries, effectively acting as the town centre.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1218	113.2

Rent:

We are seeking rental offers in the order of £32,500 per annum exclusive.

Tenure:

Subject to vacant possession, the property is offered on a new 10 year Effectively Full Repairing and Insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The premises currently has a rateable value of £33,750. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £5,150.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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