

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 133-134 Middleton Grange Shopping Centre, Hartlepool



LET

Rent: On application

Ground Floor Area

4,097 Sq ft / 381 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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 opposite Costa, Warren James, Scrivens and Subway and in close proximity to H&M and The Entertainer.

Demise:	Sq Ft	Sq M
Ground Floor	4097	380.62
First Floor	3916	363.80

Rent:

Upon application.

Tenure:

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £82,500.

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 current year stands at approximately £36,910.

EPC:

Energy Performance Asset Rating - TBC

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:

May 2021

Subject to Contract

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