



## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 133-134 Middleton Grange Shopping Centre, Hartlepool



**Rent: On application**

**Ground Floor Area**

4,097 Sq ft / 381 Sq M

**TO  
LET**

**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the year 2020 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:**

July 2020

Subject to Contract

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