

Leeds Office: 0113 388 4848 Manchester Office: 0161 631 2852

# SHOPPING CENTRE PROPERTY / CLASS A1 Unit 13 Middleton Grange Shopping Centre, Hartlepool



## Rent: On application Ground Floor Area 1,106 Sq ft / 103 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 on the first floor opposite Home Bargains and in close proximity to the Market Hall, Heron Foods and Bonnie Babies.

Demise:	Sq Ft	Sq M
Ground Floor	1106	102.75

#### 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 which is to be confirmed.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

#### Service Charge:

Available on request.

#### 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.

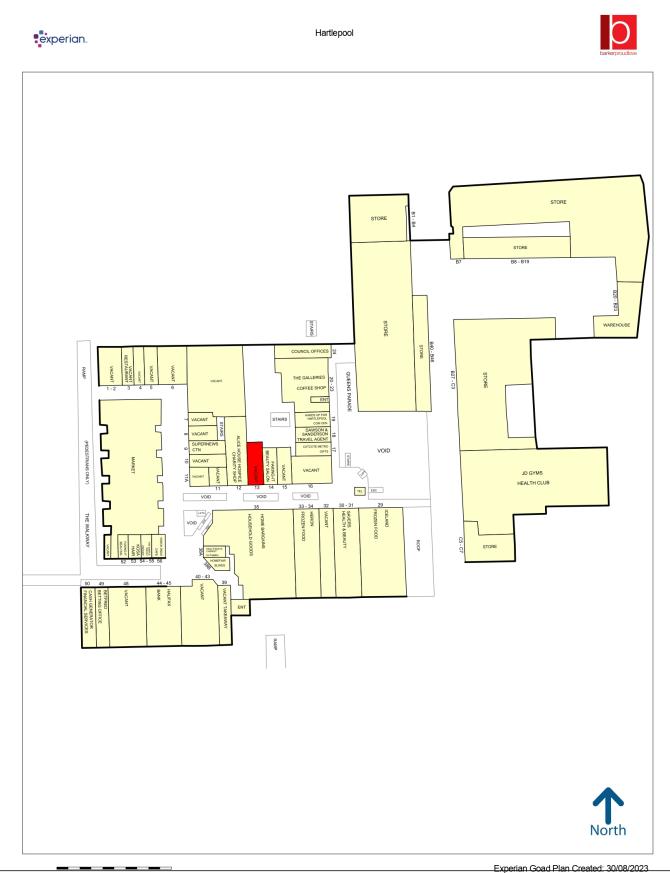
#### **Date Prepared:**

July 2020

Subject to Contract

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50 metres



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