

**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

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob:** 07715 678630**Email:** james@barkerproudlove.co.uk**Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk

**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:**

Ground Floor

**Sq Ft**

1106

**Sq M**

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](http://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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