

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 14 Middleton Grange Shopping Centre, Hartlepool

**LET****Rent: On application****Ground Floor Area**

922 Sq ft / 86 Sq M

Viewing Strictly through the sole letting agent.**Barker Proudlove**

James Lamming

Mob: 07715 678630

Email: james@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:	Sq Ft	Sq M
Ground Floor	926	86.03

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 £17,750.

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 £7,950.

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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