

SHOPPING CENTRE PROPERTY / CLASS A1

6 Oberhausen Mall (Unit 17), Hill Street Centre, Middlesbrough

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

2,722 Sq ft / 253 Sq M

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

Location:

Middlesbrough is situated approximately 30 miles south of Newcastle, and forms the central hub of the Teesside conurbation.

The highly successful Hill Street Centre is anchored by M&S and Primark with other national multiples including Pandora, The Works, Superdrug, Boyes and Burger King.

The unit is well fitted and occupies a prime location close to Marks & Spencer, Bodycare, The Works and Card Factory.

Demise:	Sq Ft	Sq M
Ground Floor	2,722	252.88
First Floor	2,039	189.43

Rent:

On Application

Tenure:

The unit is offered on a new 10 year full repairing and insuring lease

Business Rates:

The premises currently has a rateable value of £34,048. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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:

The on-account service charge for the year 2022 stands at approximately £19,264.

EPC:

Energy Performance Asset Rating - Available on request

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:

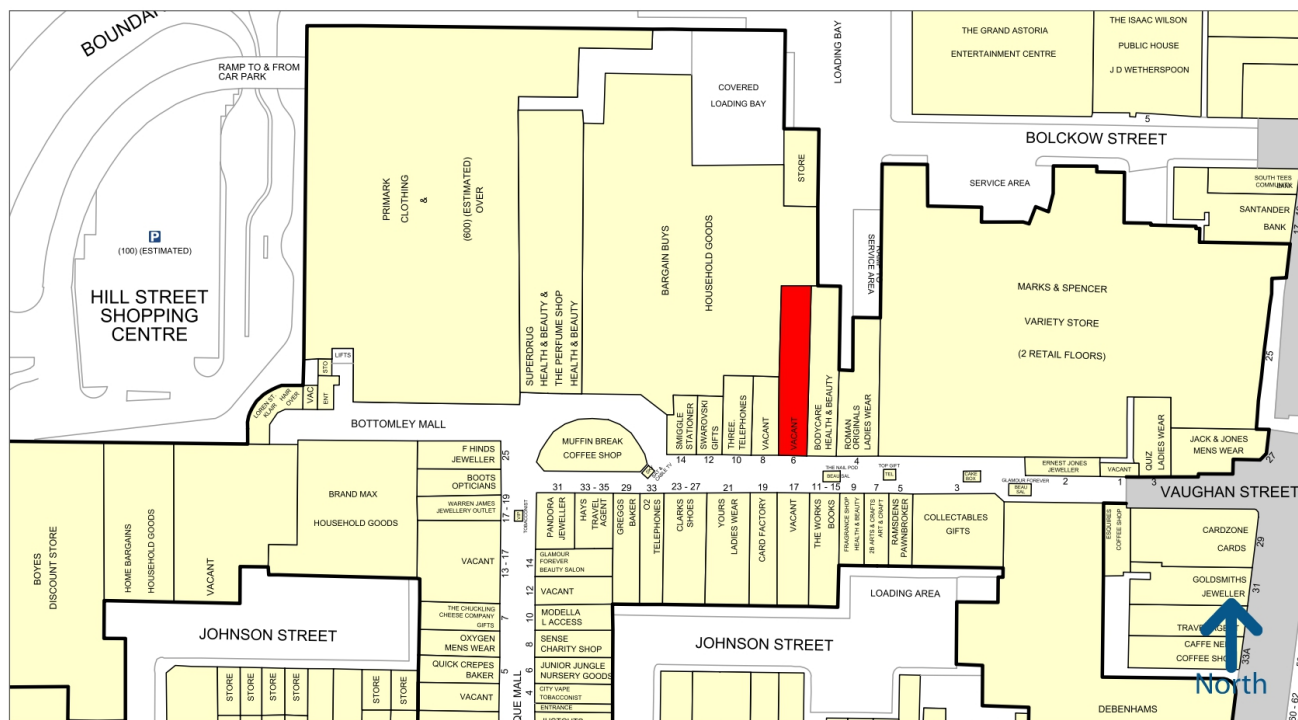
May 2021

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2021



Middlesbrough



50 metres

Experian Goad Plan Created: 13/05/2021
Created By: Barker Proudlove Ltd



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011