

SHOPPING CENTRE PROPERTY / CLASS E  
Unit 17 Parkway Centre, Coulby Newham TS8 1TJ

**LET**

**Rent: On application**  
**Ground Floor Area**  
2,025 Sq ft / 188 Sq M

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**CN Prop**

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**Location:**

Coulby Newham is a busy district centre 3 miles south of Middlesbrough. It is easily accessible from the A174 and benefits from a large local catchment of 621,000 persons within a 30 minute drive time.

The scheme provides 210,000 sqft of retail accommodation and is anchored by a large Tesco. Other key tenants include Boots, Superdrug, Poundland, Iceland, Specsavers, Greggs and Burger King. The site is also home to a council leisure centre, public library and NHS doctors and dental surgeries, effectively acting as the town centre.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2,025	188.13

**Rent:**

Upon Application

**Tenure:**

Available on new lease terms to be agreed between the parties

**Business Rates:**

The premises currently has a rateable value of £47,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024 the 2024/25 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 - 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:**

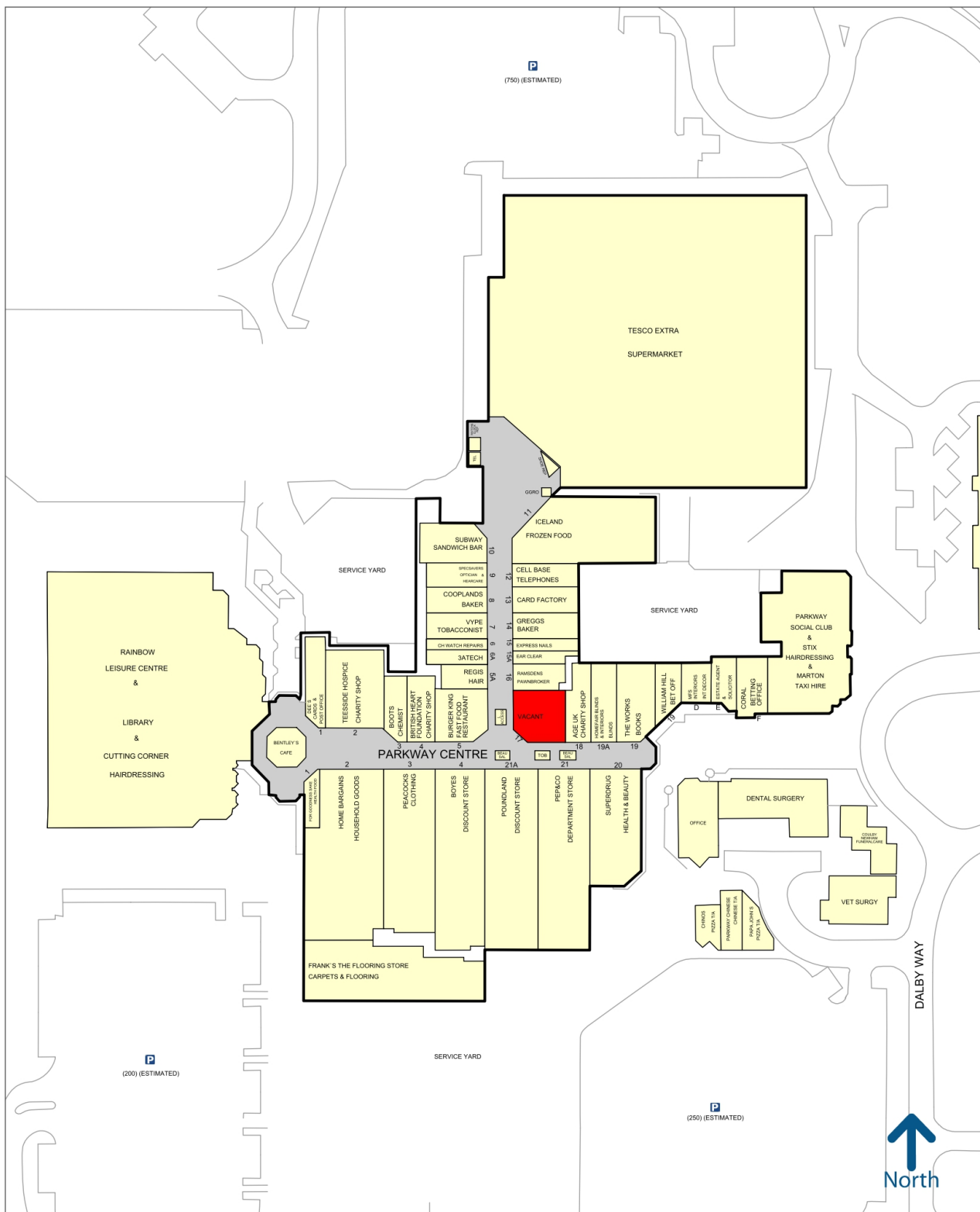
March 2022

Subject to Contract

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Coulby Newham - Parkway Centre



Experian Goad Plan Created: 07/06/2023

Created By: Barker Proudlove Ltd

50 metres

[www.barkerproudlove.co.uk](http://www.barkerproudlove.co.uk)



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