

**Leeds Office**: 0113 388 4848

Manchester Office: 0161 631 2852

# SHOPPING CENTRE PROPERTY / CLASS E Unit 28 Hill Street Centre, Middlesbrough TS1 1SU



Rent: On application Ground Floor Area 1,430 Sq ft / 133 Sq M

Viewing Strictly through the sole letting agent.

**Barker Proudlove** 

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## 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 Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.

**Demise:** Sq Ft Sq M Ground Floor 1,430 133

## Tenure:

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

## **Business Rates:**

The premises currently has a rateable value of £22,750. 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 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 current year stands at approximately £5,469.

#### FDC.

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:**

February 2024

Subject to Contract

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# Middlesbrough experian. THE ISAAC WILSON ENTERTAINMENT CENTRE COVERED LOADING BAY **BOLCKOW STREET** STORE (600) (ESTIMATED) (3 RETAIL FLOORS) MULTI-STOREY HOUSEHOLD GOODS ONE BELOW SERVICE AREA HEALTH & BEAUTY & THE PERFUME SHOP HEALTH & BEAUTY VACANT FORMER VARIETY STORE (2 RETAIL FLOORS) TRESPASS OUT WR & CAMPG GDS GALLERY TS1 ART GAL (RET) BOTTOMLEY MALL MUFFIN BREAK TEL 1 - 15 BOOTS OPTICIANS BEAU SAL VAL HAYS TRAVEL AGENT VACANT PANDORA BON MARCHE LADIES WEAR CARD FACTORY COLLECTABLES CONF & BIS VACANT LOADING AREA MODELLA L ACCESS OXYGEN MENS WEAR AMAZING GRACE CHARITY SHOP JOHNSON STREET JUNIOR JUNGLE NURSERY GOOD UNDER OFFER VACANT NAIL ICON BEAUTY SALON CAULDRON BURGER KING (5 RETAIL FLOORS) COOPLANDS BAKER FAST FOOD RESTAURANT **NEWPORT ROAD** SH HEART FOUNDATION IRNITURE & ELECTRICAL AMUSEMENTS CHARITY SHOP PUBLIC HOUSE IEGATE PUB COMPANY CRESCENT