

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 5 Hill Street Centre, Middlesbrough

**Rent: £27,500 PA****Ground Floor Area**

799 Sq ft / 74 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** jmoss@barkerproudlove.co.uk**Richard Barker****Mob:** 07771 604525**Email:** richard@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 Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.

Demise:	Sq Ft	Sq M
Ground Floor	799	74.23
First Floor	477	44.31

Rent:

We are seeking rental offers in the order of £27,500 per annum exclusive.

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 unit has a rateable value assessment of £11,250

For further details visit Gov.uk or contact the business rates department in 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

Service Charge:

The on-account service charge for the current year stands at approximately £4,387.

EPC:

Energy Performance Asset Rating - B

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 2020

Subject to Contract

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