



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 5, Hill Street Centre, Middlesbrough



**Rent: £27,500 PA**  
**Ground Floor Area**  
799 Sq ft / 74 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 M&S, Debenhams, and Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 2017 rateable value assessment of £23,250.

For further details visit Gov.uk or contact the business rates department in 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 £4,771.

**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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