

SHOPPING CENTRE PROPERTY / CLASS A1
Unit 25 Hill Street Centre, Middlesbrough TS1 1SU



Rent: £45,000 PA
Ground Floor Area
866 Sq ft / 81 Sq M

**TO
LET**

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	866	80.45
First Floor	761	70.7

Rent:

We are seeking rental offers in the order of £45,000 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 £17,750

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 £5,469.

EPC:

Energy Performance Asset Rating - D

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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