

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 5a, Parkway Centre, Coulby Newham

**Rent: £30,000 PA****Area**

843 Sq ft / 78 Sq M

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove**

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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 superstore. 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	843	78

**Rent:**

We are seeking a rent of £30,000 per annum exclusive.

**Tenure:**

Subject to vacant possession, the premises will be offered on a new effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £30,750.

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 2019 stands at approximately £3,604 per annum.

**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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