



SHOPPING CENTRE PROPERTY / CLASS A1
Unit 30 Middleton Grange Centre, Hartlepool



Rent: £37,500 PA

Area

2,352 Sq ft / 219 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Lamming

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Location:

Middleton Grange Shopping Centre extends to over 500,000 sq. ft. and provides the prime town centre retail provision. The Centre is anchored by Primark, BHS, TJ Hughes and is home to a number of national retailers including River Island, New Look, Boots, JD Sports and Sports Direct. The scheme benefits from a number of multi-storey and surface car parks totalling circa 850 spaces.

Demise:	Sq Ft	Sq M
Ground Floor Sales	2352	218.51

Rent:

We are seeking rental offers in the order of £37,500 per annum exclusive.

Tenure:

Available to let on a new lease for a term to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £23,500.

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 2018 stands at approximately £10,680.

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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