

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 30 Middleton Grange Shopping 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**

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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:**

Ground Floor Sales

**Sq Ft**

2352

**Sq M**

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 rateable value assessment of £37,750.

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

From 1st April 2023 the 2023/24 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](http://www.gov.uk).

**Service Charge:**

Available on request.

**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 2020

Subject to Contract

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