

Leeds Office: 0113 388 4848 Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1 Unit 113-114 Middleton Grange Shopping Centre, Hartlepool

6.2 K

# Rent: £35,000 PA Area 1,853 Sq ft / 172 Sq M

# 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, 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 | 1853  | 172.15 |
| First Floor        | 825   | 76.65  |

#### Rent:

We are seeking rental offers in the order of £35,000 per annum exclusive.

#### Tenure:

Available to let on a new 10 year full repairing and insuring lease, subject to 5 yearly rent reviews.

#### **Business Rates:**

The unit has a rateable value assessment of £28,500

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.

# Service Charge:

Available on request.

**EPC:** Energy Performance Asset Rating - C

## Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VAT:

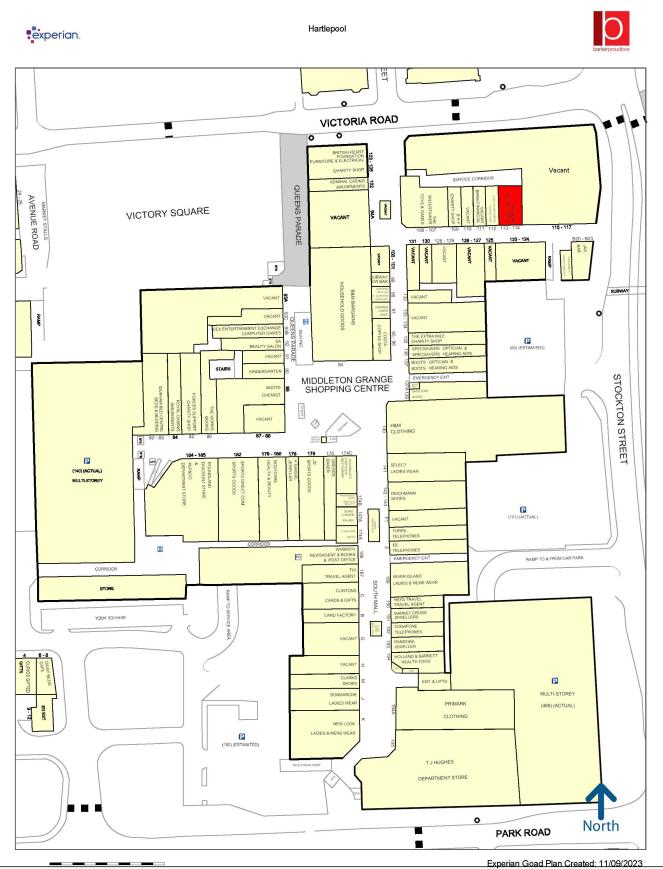
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared: February 2020

Subject to Contract

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50 metres

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