

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 113-114 Middleton Grange Shopping Centre, Hartlepool

**Rent: £35,000 PA****Area**

1,853 Sq ft / 172 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Lamming****Mob:** 07715 678630**Email:** james@barkerproudlove.co.uk**Jack Deakin****Mob:** 07591 835782**Email:** jack@barkerproudlove.co.uk

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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