Barker Proudlove

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

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 10a Captain Cook Square, Middlesbrough

barkerproudlove
retail property consultants

Rent: **£15,000 PA**

Area
339 Sq ft / 32 Sq M

TO LET

Viewing Strictly through the joint letting agents.

Barker Proudlove
James Lamming
Mob: 07715 678630
Email: james@barkerproudlove.co.uk

Green & Partners
Olly Gardner
Tel: 020 7659 4825

Location:
Captain Cook Square is located within Middlesbrough town centre and provides 220,000 sq ft of prime retail anchored by TJ Hughes, TK Maxx and Wilkinsons (Middlesbrough's most visited shop). Other retailers within the scheme include The Entertainer, Waterstones, Shoe Zone, Poundland and Peacocks. The scheme has an adjoining dedicated car park providing 900 spaces.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	339	31.49

Rent:
We are seeking rental offers in the order of £15,000 per annum exclusive.

Tenure:
The property is available on new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Business Rates:
The unit has a 2017 rateable value assessment of £16,000.

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 £1,176.25.

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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