

SHOPPING CENTRE PROPERTY / CLASS E

Unit 46-48 Middleton Grange Shopping Centre, Hartlepool



Rent: £20,000 PA
Ground Floor Area
4,106 Sq ft / 381 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 shopping destination in Hartlepool town centre. The centre is anchored by Primark, B&M and TJ Hughes and is home to a number of national retailers including River Island.

The unit is located outside the centre adjacent to Betfred and Halifax Bank and opposite the Market Hall entrance.

Demise:	Sq Ft	Sq M
Ground Floor	4106	381.46
First Floor	1924	178.75

Rent:

We are currently seeking rental offers in excess of £20,00 per annum exclusive.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £46,500.

For further details visit Gov.uk or contact the business rates department at 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 - E

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:

May 2021

Subject to Contract

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