

SHOPPING CENTRE PROPERTY / CLASS A1

Unit F1 Middleton Grange Shopping Centre, Hartlepool

**Rent: On application****Ground Floor Area**

1,773 Sq ft / 165 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 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 in the prime mall between Skechers and Three. Other retailers in the vicinity include H&M, McDonalds, EE, WH Smith and River Island.

Demise:

Ground Floor Sales

Sq Ft

1773

Sq M

164.72

Rent:

Upon application.

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 unit has a rateable value assessment of £38,750.

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.

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:

February 2020

Subject to Contract

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