

# To Let



## Hartlepool

Unit 12, Middleton Grange Shopping Centre

2,669 sq ft (247.96 sq m)

Rent on Application

## Location & Description:

- **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 on the first floor opposite Home Bargains and in close proximity to the Market Hall, Heron Foods and Bonnie Babies.**

### Demise:

Ground Floor 2,669 sq ft (247.96 sq m)

### Rent:

Available upon request.

### Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - D.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £20,500.

### Date Prepared:

June 2024

### Contact Us:

**James Lamming**

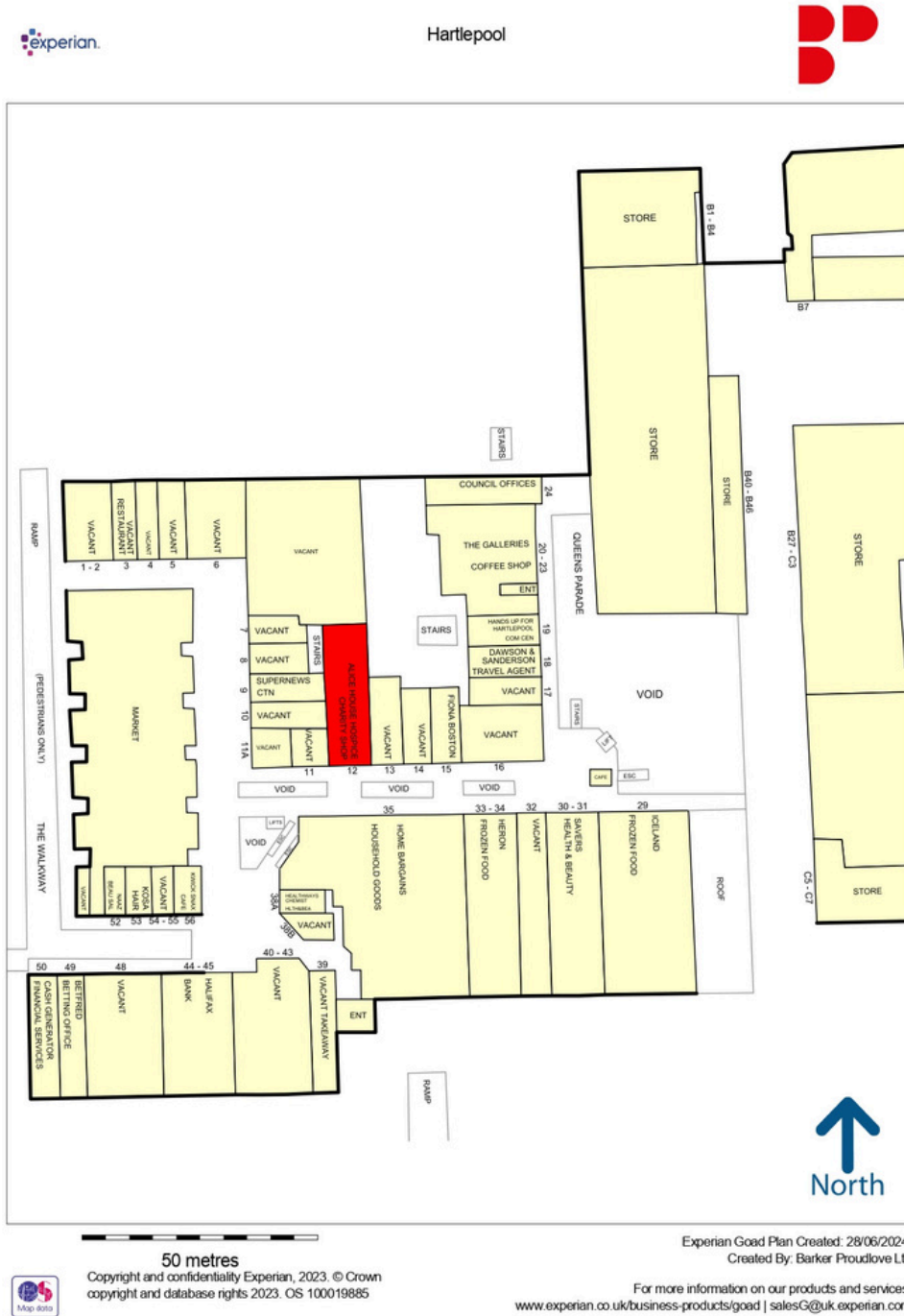
07715 678630

james@barkerproudlove.co.uk

**Jack Deakin**

07591 835782

jack@barkerproudlove.co.uk



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