

Leeds Office: 0113 388 4848

# To Let



# Hartlepool

Unit 13, Middleton Grange Shopping Centre

1,106 sq ft (102.75 sq m) Rent on Application



Leeds Office: 0113 388 4848

## **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 1,106 sq ft (102.75 sq m)

#### Rent

Available upon request.

#### Lease:

Subject to securing vacant possession, a new effectively full repairing and insuring lease for a term to be agreed.

## **Service Charge:**

Available upon request.

#### EPC:

Energy Performance Rating Assessment - C.

## **Legal and Professional Fees:**

Each party to bear their own costs.

## Rating Assessment:

The premises currently has a rateable value which is to be confirmed. For further details visit Gov.uk or contact the business rates department at the local authority.

### **Date Prepared:**

June 2024

#### **Contact Us:**

## James Lamming

07715 678630 james@barkerproudlove.co.uk

### **Jack Deakin**

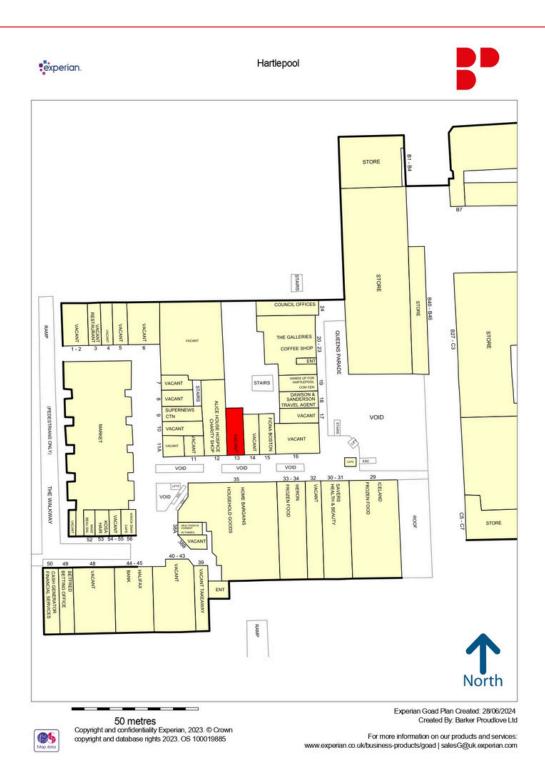
07591 835782 jack@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



#### **Leeds Office:**

## 0113 388 4848



MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.