

To Let



Middlesbrough

Unit 5, Hill Street Centre

Ground Floor: 799 sq ft (74.23 sq m)

Rent: £27,500 pax

Location & Description:

- **Middlesbrough is situated approximately 30 miles south of Newcastle, and forms the central hub of the Teesside conurbation.**
- **The highly successful Hill Street Centre is anchored by Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.**

Demise:

Ground Floor 799 sq ft (74.23 sq m)

First Floor 477 sq ft (44.31 sq m)

Rent:

Offers in the order of £27,500 per annum exclusive.

Lease:

A new 10 year full repairing and insuring lease, subject to upwards only rent reviews.

Service Charge:

On-account service charge for the current year stands at approximately £4,387.

EPC:

Energy Performance Rating Assessment - B.

Legal and Professional Fees:

Each party to bear their own fees.

Rating Assessment:

Rateable Value (April 2023) - £11,250.

Date Prepared:

July 2024

Contact Us:

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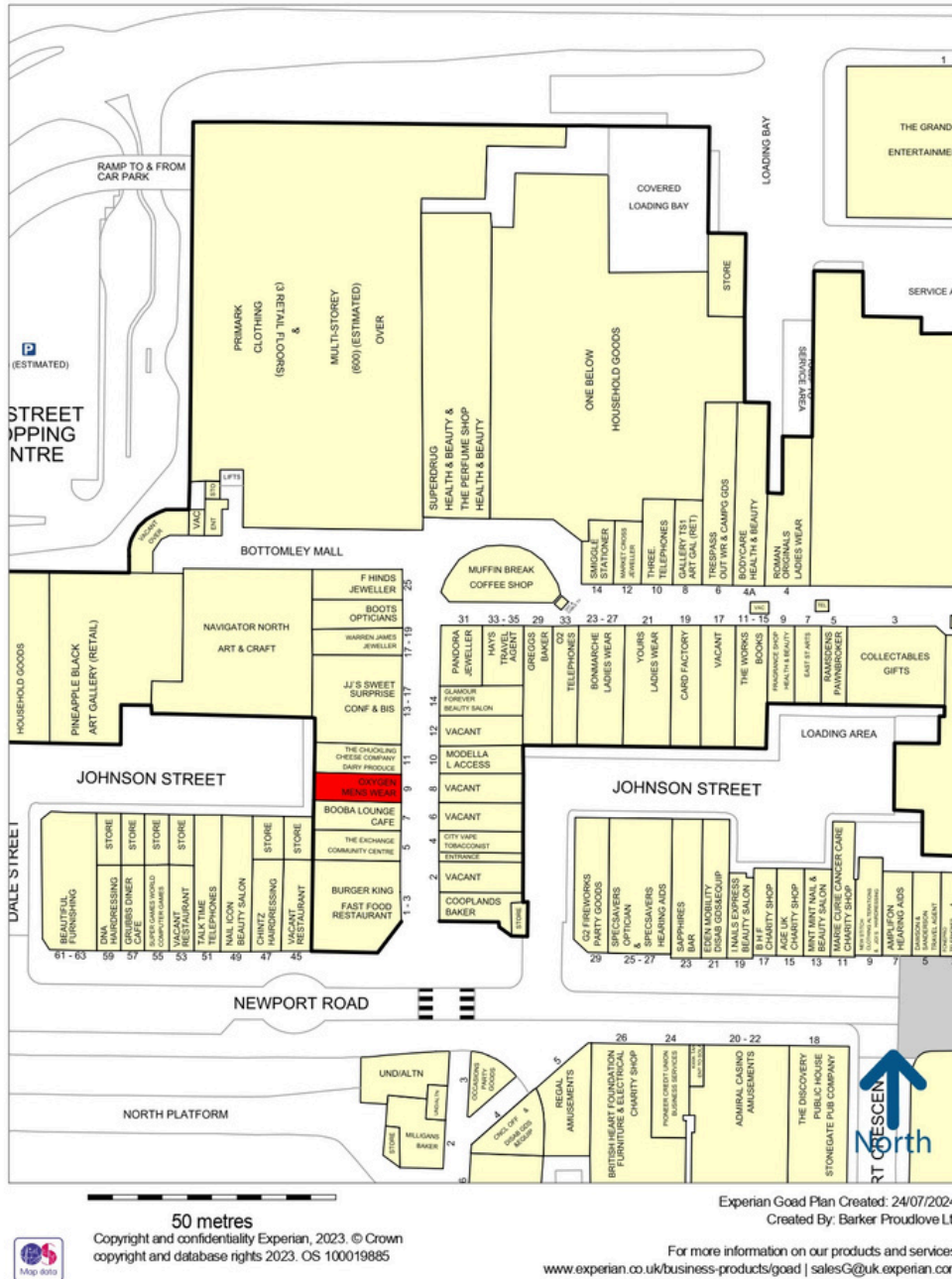
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Middlesbrough



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