

To Let



Middlesbrough

Unit 25, Hill Street Centre

Ground Floor: 866 sq ft (80.45 sq m)

Rent: £45,000 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 866 sq ft (80.45 sq m)

First Floor 761 sq ft (70.7 sq m)

Rent:

Offers in the order of £45,000 per annum exclusive.

Lease:

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

Service Charge:

On-account service charge for the current year stands at approximately £5,469.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £17,750.

Date Prepared:

September 2024

Contact Us:

James Moss

07977 278229

jmoss@barkerproudlove.co.uk

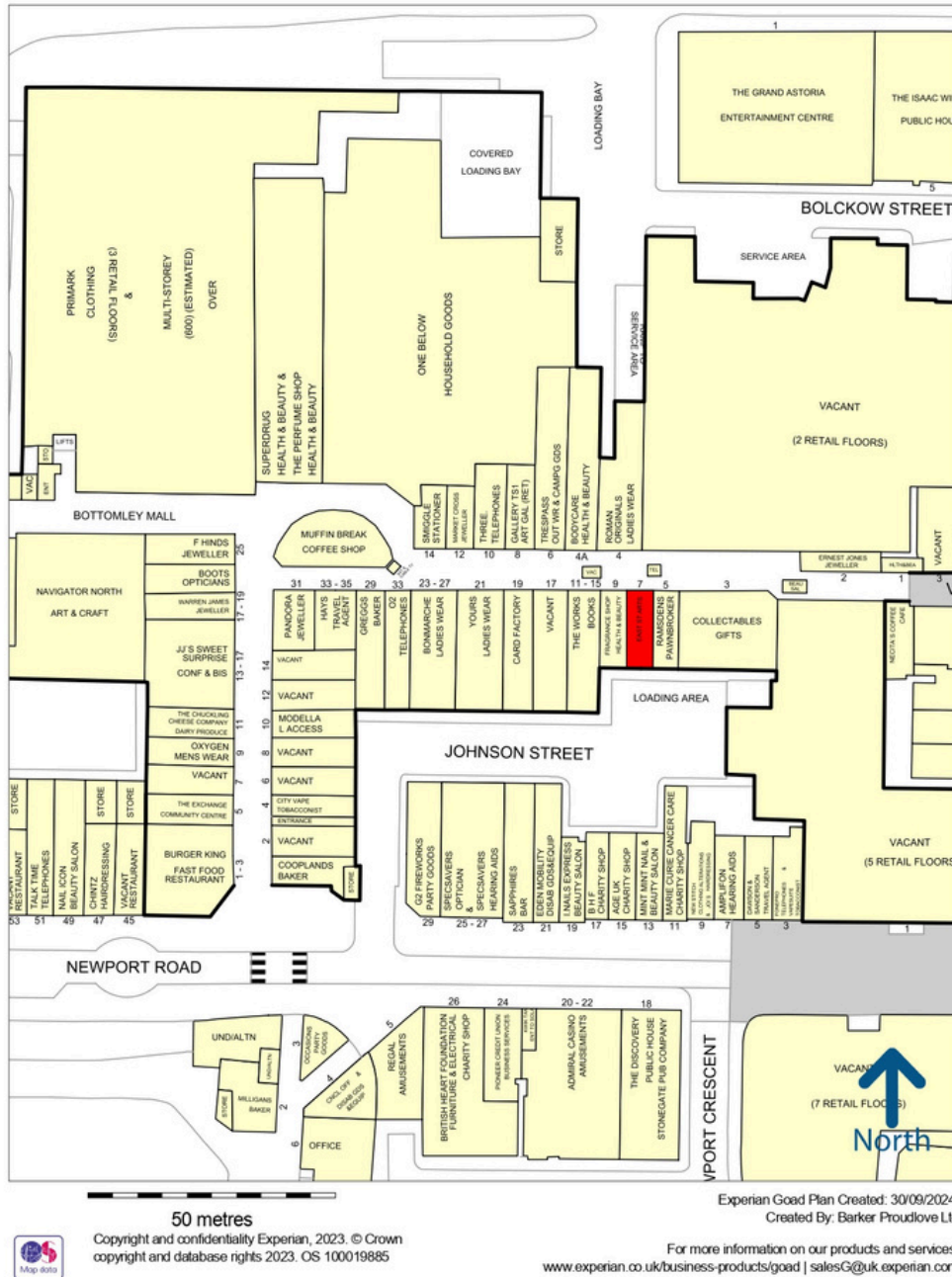
Richard Barker

07771 604525

richard@barkerproudlove.co.uk



Middlesbrough



IMPORTANT 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.