

# To Let



## Middlesbrough

LSU4, Hill Street Centre

Ground Floor: 10,027 sq ft (931.54 sq m)

Rent on Application

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## 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.

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### Demise:

Ground Floor 10,027 sq ft (931.54 sq m)

First Floor 3,800 sq ft (353.03 sq m)

### Rent:

Available upon request.

### 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 £35,775.

### EPC:

Energy Performance Rating Assessment - C.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £50,500.

### Date Prepared:

September 2024

### Contact Us:

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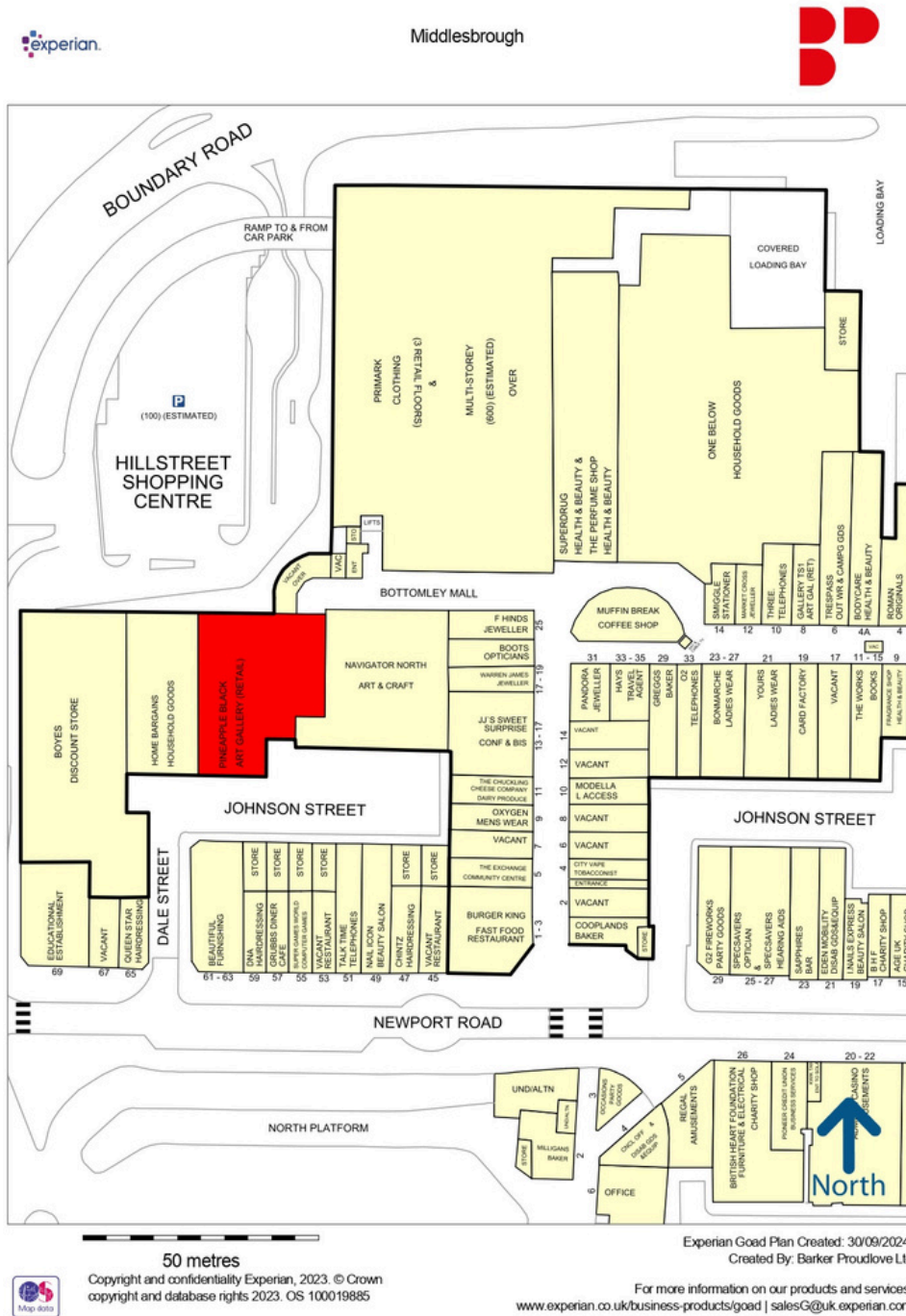
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