

Hartlepool Unit 125

Middleton Grange Shopping Centre



Location

Middleton Grange Shopping Centre extends to over 500,000 sq ft and provides the prime town centre retail provision. The Centre is anchored by Primark, BHS, TJ Hughes and is home to a number of national retailers including River Island, New Look, Boots, JD sports and Sports Direct. The scheme benefits from a number of multi-storey & surface car parks totalling circa 850 spaces.

Unit 125 is situated in a busy location on the East Mall in close proximity to Wilkinsons & The Post Office. Footfall in the mall exceeds 10,700,000 per year.

Accommodation

The unit is arranged over ground and first floor providing the following approximate floor areas:

Ground Floor:	876 sq ft	81.38 sq m
First Floor:	351 sq ft	32.61 sq m

Rent

£27,500 per annum exclusive

Tenure

Available to let on a new 10 year Full Repairing and Insuring Lease, subject to 5 yearly rent reviews.

Service Charge

The current service charge for 2014/2015 is £8,201

Rates

We have been advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:-

Rateable Value £28,750

Rates Payable (2014/15) £13,858

(Interested parties are advised to make enquiries with the local authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating:

EPC rating = E

Viewing & Further Information

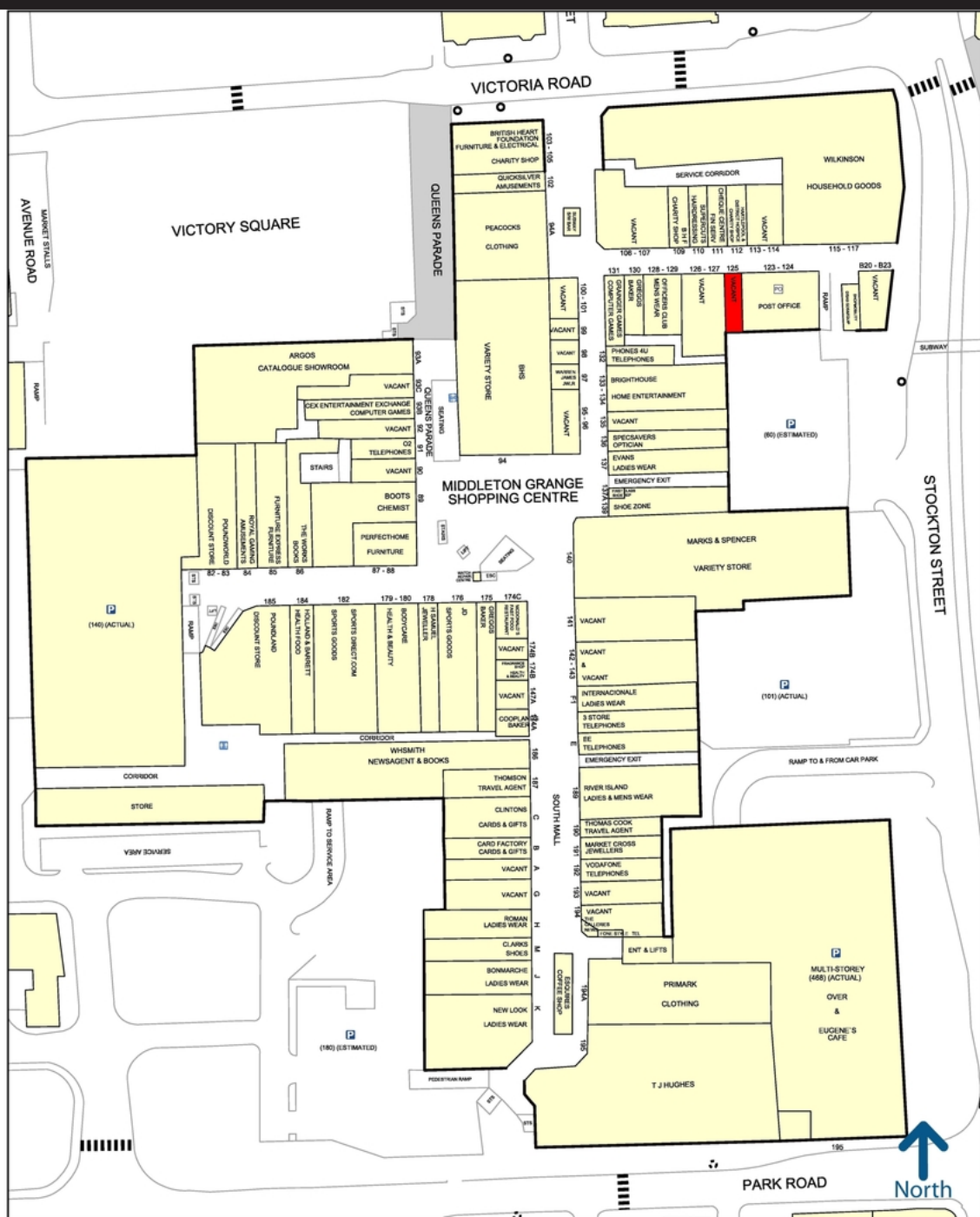
Strictly by prior arrangement only with:

Savills Leeds
Ground Floor, City Point, 29 King Street
Leeds, LS1 2HL
+44 (0)113 244 0100

James Lamming
Jlamming@savills.com
+44 (0)113 244 0100

Phil Coombes
pcoombes@savills.com
+44 (0)113 244 0100

or via our joint agent:
Green & Partners on 020 7659 4848



For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013. Ordnance Survey 100017316

Experian Goad Plan Created: 14/08/2014
 Created By: Savills

Important notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | 10/2014

savills

Reproduced by permission of Experian Goad - licence no. PU100017316.
 Not to scale - For Identification Purposes Only.