

# TO LET

Unit 132  
Middleton Grange Centre  
Hartlepool



## 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 and surface car parks totalling circa 850 spaces.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,187	110.3
First Floor	1,905	177.0

## Rent

We are seeking rental offers in the order of £35,000 per annum exclusive.

## Tenure

Available to let on a new 10 year full repairing and insuring lease, subject to 5 yearly rent reviews.

## Business Rates

The unit has a 2017 rateable value assessment of £31,750. For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2017 stands at approximately £14,509.31.

## EPC

Energy Performance Asset Rating - Available on Request

## Legal Costs

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

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared August 2017

Viewing Strictly through the joint letting agents.

Barker Proudlove

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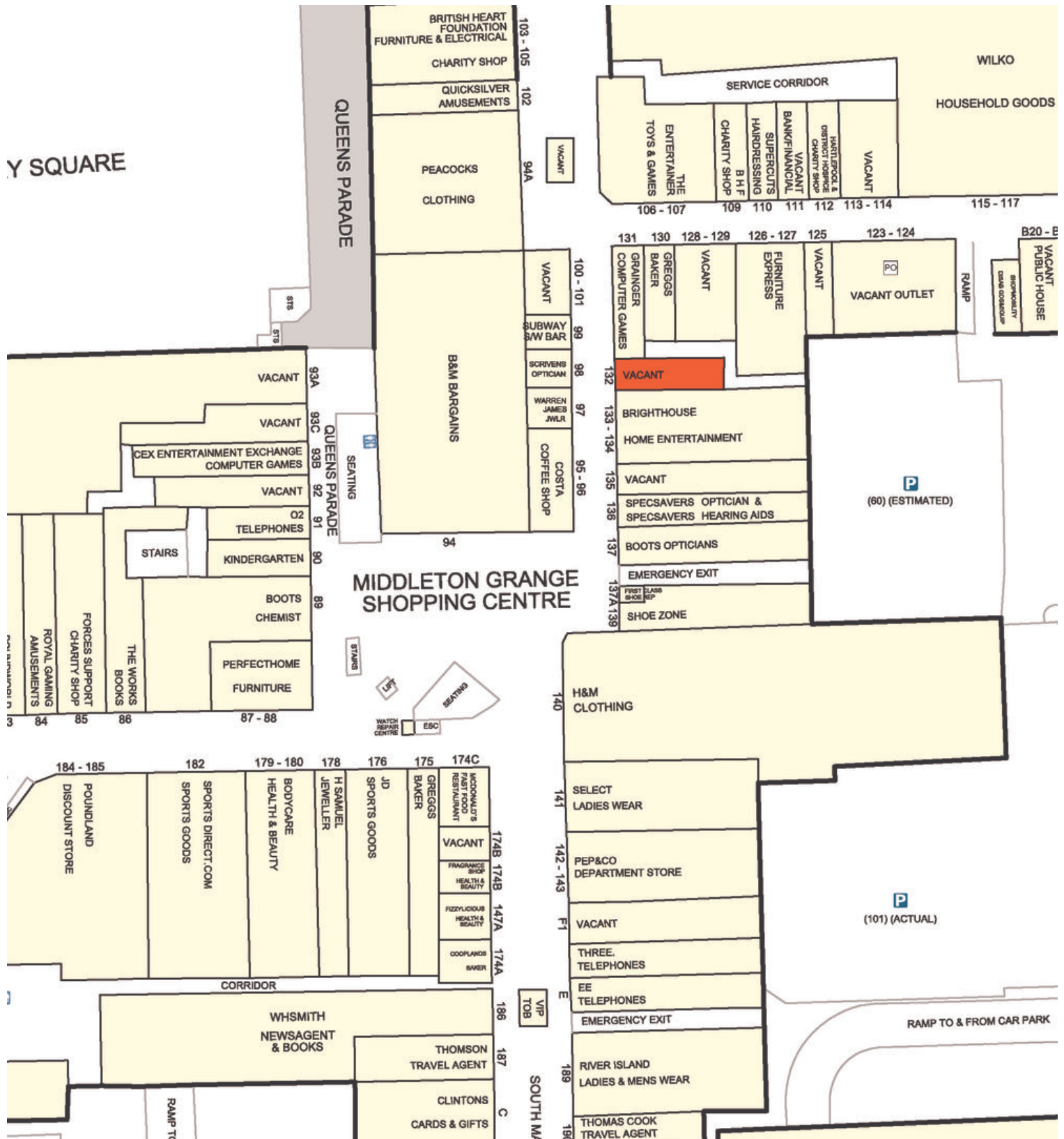
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