

Hartlepool Units 100 & 101

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 100 & 101 is situated in a busy location on the North Mall in close proximity to Peacocks & Granger Games Footfall in the centre exceeds 10,700,000 per year.

Accommodation

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

Ground Floor:	1,296 sq ft	120.40 sq m
First Floor:	639 sq ft	59.36 sq m

Rent

£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.

Service Charge

The current service charge for 2014/2015 is £12,908.37

Rates

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

Rateable Value: £45,250

Rates Payable (2014/15:) £21,811

(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 = D

Viewing & Further Information

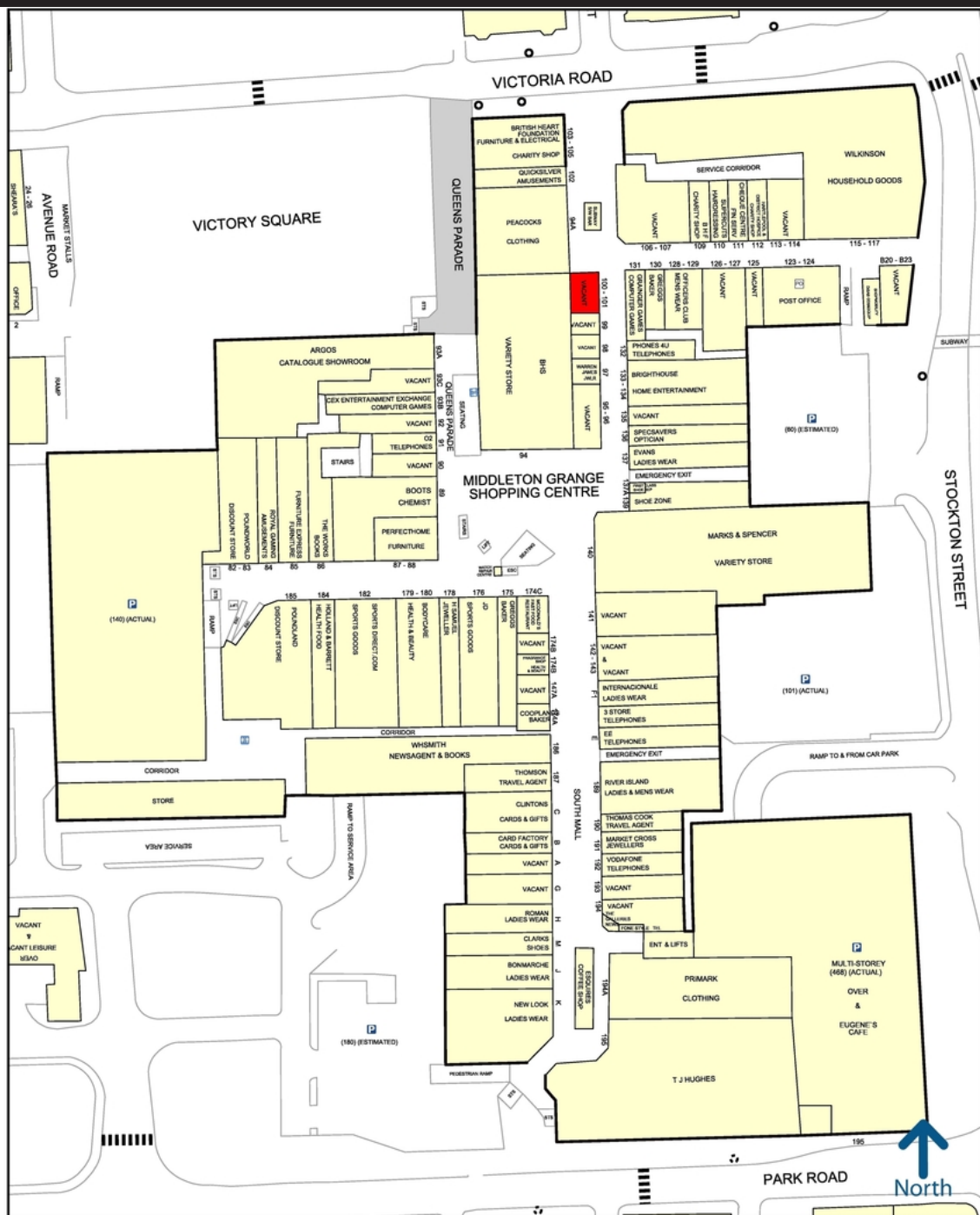
Strictly by prior arrangement only with:

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