# Hartlepool Unit 11

# 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 11 is situated on the first floor opposite Home Bargains. Footfall in the centre exceeds 10,700,000 per year.

## Accommodation

The unit provides the following approximate floor areas:

Ground Floor:	545 sq ft	50.63 sq m
First Floor:	628 sq ft	58.34 sq m

#### Ren

£40,000 per annum exclusive.

# Service Charge

The current service charge for 2014/2015 is £8,130.13

#### Rates

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

Rateable Value: £31,500 Rates Payable (2014/15): £15,183

(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 = C

# 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)113 220 1222

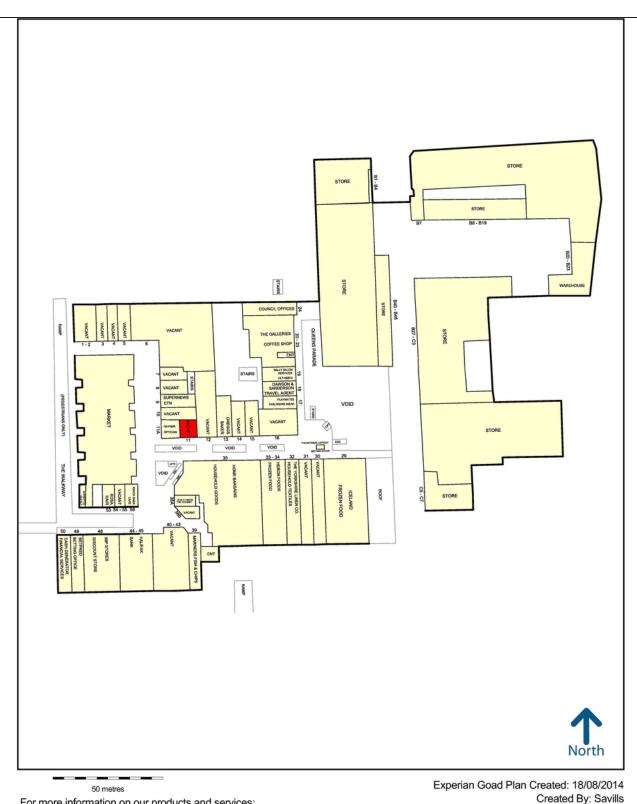
+44 (0)7870 999 742

Phil Coombes

pcoombes@savills.com +44 (0)113 220 1225 +44 (0)7807 999 849

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

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

#### 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.

