

# 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

### Rent

£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:

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Ground Floor, City Point, 29 King Street  
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