

MIDDLESBROUGH

87 GRANGE ROAD CLEVELAND CENTRE

SHOP UNIT WITH A3 CONSENT TO LET ON NEW LEASE



LOCATION

Middlesbrough is the principal shopping centre of Teesside (2011 Census Population in excess of 376,000).

Providing c. 400,000 sq.ft of retailing, The Cleveland Centre is **Middlesbrough's largest shopping centre** and benefits from a dedicated **600 space car park**.

Major tenants include **Boots, Costa, H&M, JD Sports, New Look, Topshop/Topman** and **WH Smith**. More recent arrivals include **Shoe Zone, Holland & Barrett** and **Psyche 2** (branded fashions).

The subject property occupies a prominent corner position on the Grange Road entrance to the centre, adj to **HMV** and **Iceland**, opposite **Lloyds Bank**.

Other nearby footfall generators include **bus stops** on Grange Road, **Hilton Express, University of Teesside, The Magistrates Court** and **The Middlesbrough Institute of Modern Art**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:-

Internal Width (average)	19.81 m	65'0"
Shop Depth (max)	19.89 m	65'3"
Ground Floor Sales	389.08 sq m	4,188 sq ft
First Floor	73.95 sq m	796 sq ft

RENT

£ 30,000 p.a. exclusive of rates and service charge.

LEASE

The premises are offered on a new effective FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years

RATES

To be assessed. The following estimates are for guidance purposes only:-

Rateable Value (2017)	£ 48,000
UBR (2018/2019)	48.0 p
Estimated Rates Payable (2018/2019)	To be confirmed

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

SERVICE CHARGE

We understand the 2018/19 budget is £ 17,874.

ENERGY PERFORMANCE CERTIFICATE

To be assessed, following recent division works.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan :

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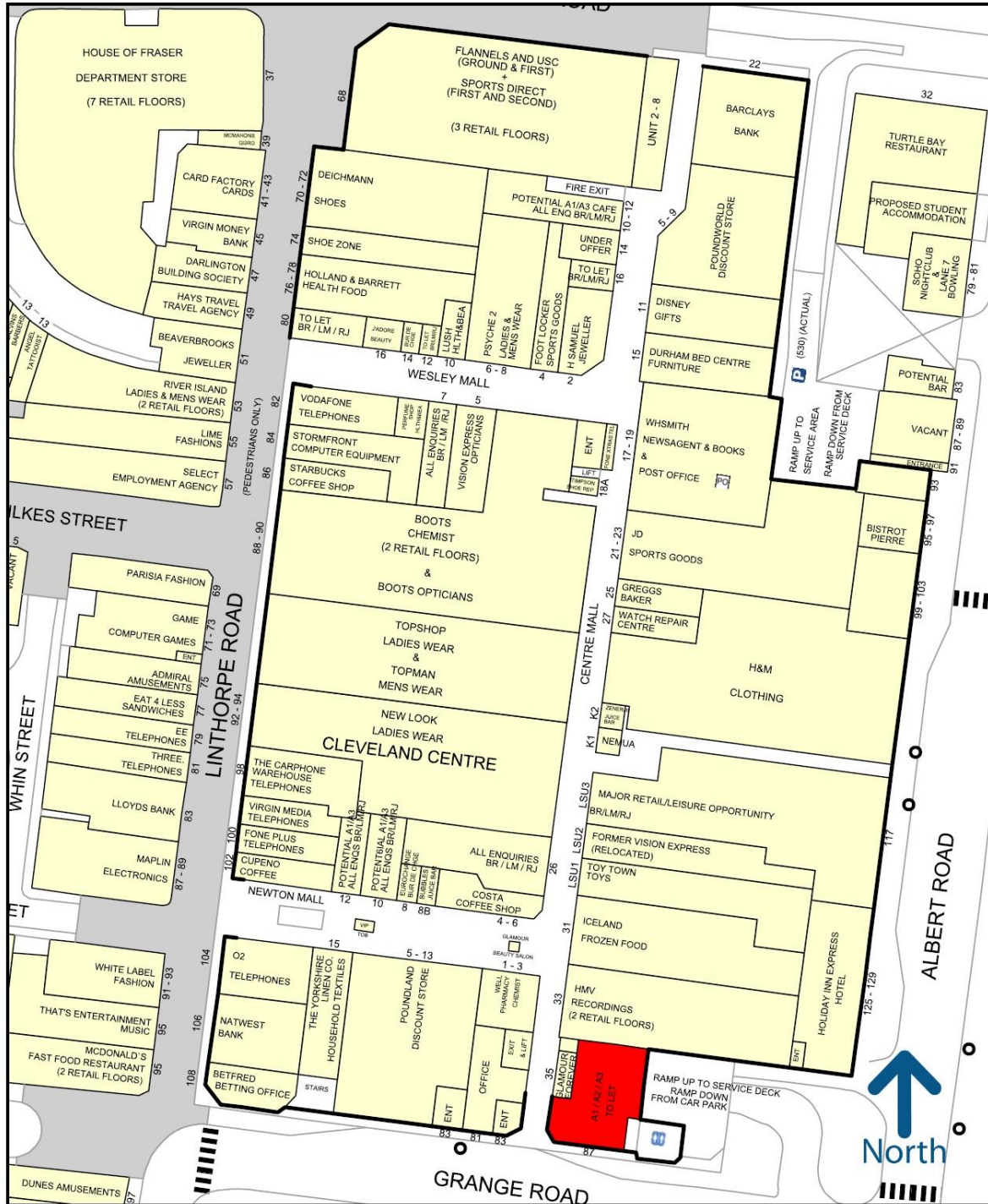
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SUBJECT TO CONTRACT



Experian Goad Plan Created: 03/04/2018
Created By: Brassington Rowan



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