

# 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**.

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

Other nearby footfall generators include **bus stops** on Grange Road, **Hilton Express, University of Teesside**, the **Baker Street** and **Bedford Street Quarter** 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

We are advised the property is assessed under two rating hereditaments as follows:

Rateable Value (2017) Shop	£ 28,500
Rateable Value (2017)	£ 13,500
UBR (2020/2021)	49.9p
Estimated Payable with Retail Relief	£ NIL

For further details visit [www.voa.gov.uk](http://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 2019/20 budget is £ 15,001.

#### 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 :

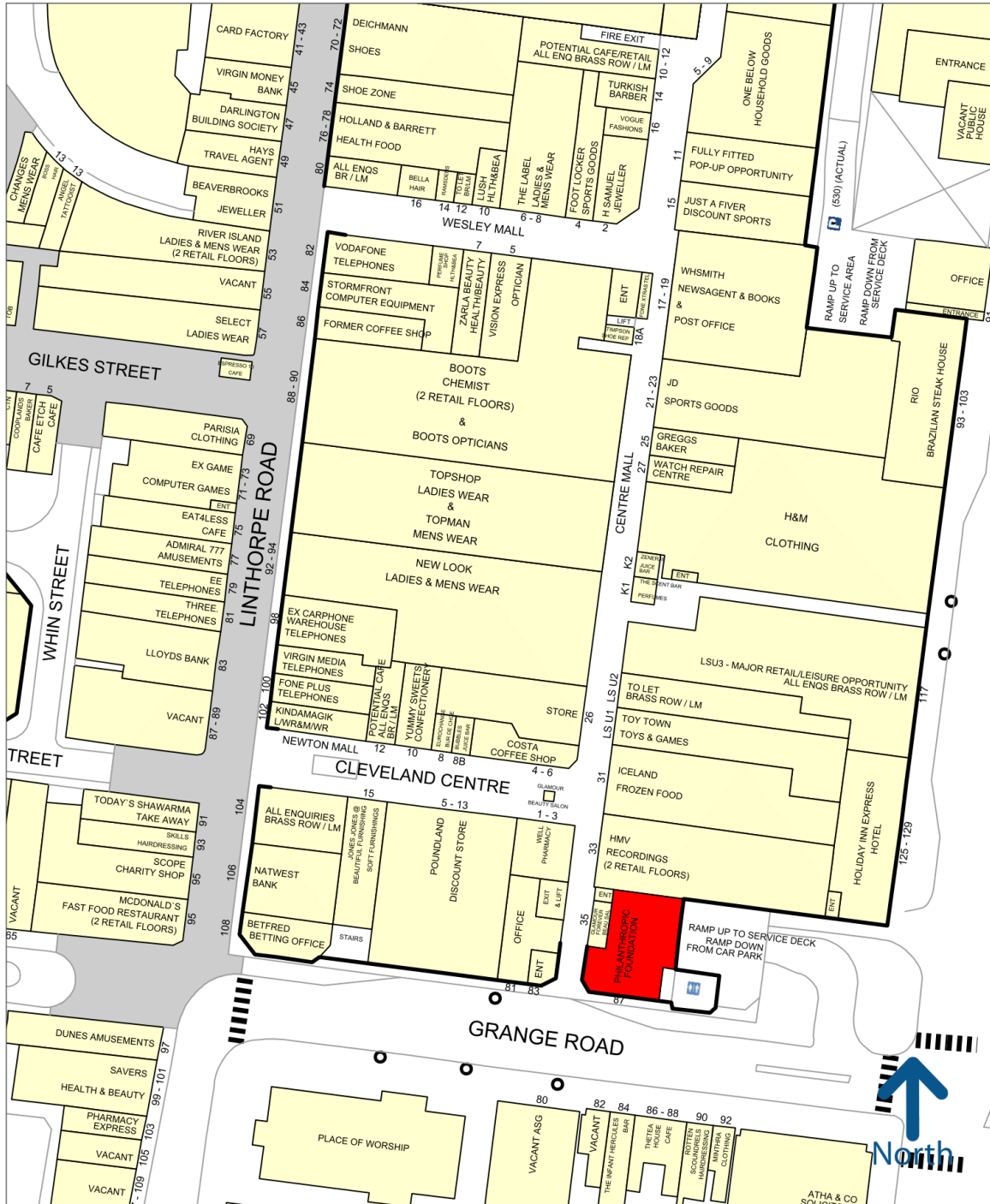
Jason Oddy D: 0113 383 3759  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

John Birtwistle D: 0113 383 3758  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

or our joint agents :

Lunson Mitchenall T: 0207 478 4950

#### SUBJECT TO CONTRACT



Experian Goad Plan Created: 21/10/2020  
Created By: Brassington Rowan



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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011