

MIDDLESBROUGH

KIOSK 1 28B CENTRE MALL CLEVELAND CENTRE

PRIME KIOSK UNIT TO LET ON NEW LEASE

LOCATION

Middlesbrough is a major north east conurbation situated 39 miles south of Newcastle and 10 miles east of Darlington. It 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 central position on Centre Mall between the **link to Albert Road** and **H&M**, close to **JD/King of Trainers** and **Greggs**, opposite **New Look** and **Top Shop/Top Man**.

ACCOMMODATION

We are advised the premises comprise the following approximate dimensions and net floor areas:-

Internal Width	5.33 m	17'6"
Shop Depth	4.85 m	15'11"
Ground Floor Area	25.92 sq m	279 sq ft

RENT

£ 22,500 per annum 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 as follows:-

Rateable Value (2017)	£ 13,750.00
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 7,902.00

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 £ 5,094.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

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

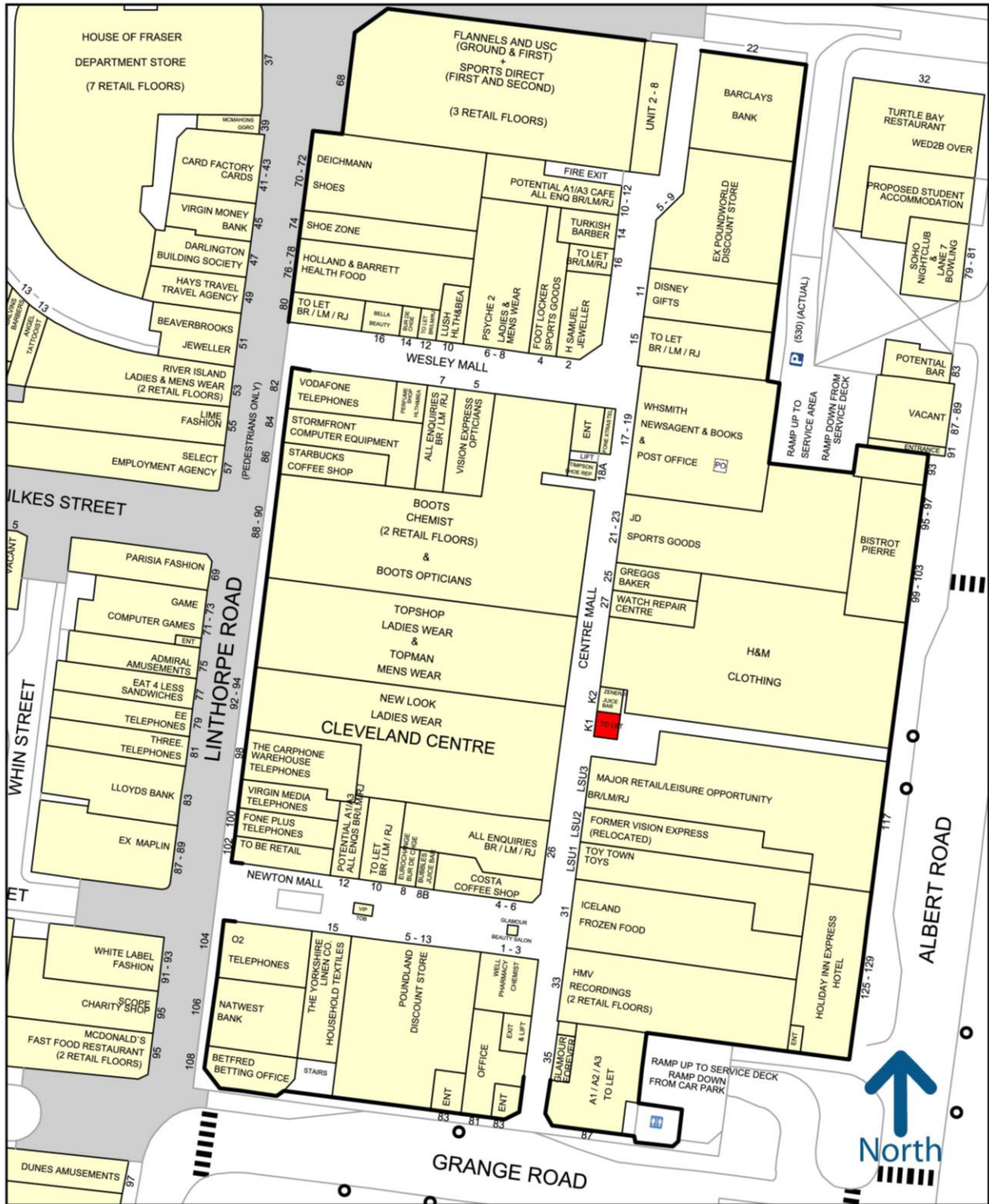
John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

or our joint agents :

Lunson Mitchenall T: 0207 478 4950

Rawstron Johnson T: 0113 450 7000

SUBJECT TO CONTRACT & VACANT POSSESSION



Experian Goad Plan Created: 14/02/2019
Created By: Brassington Rowan



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011