

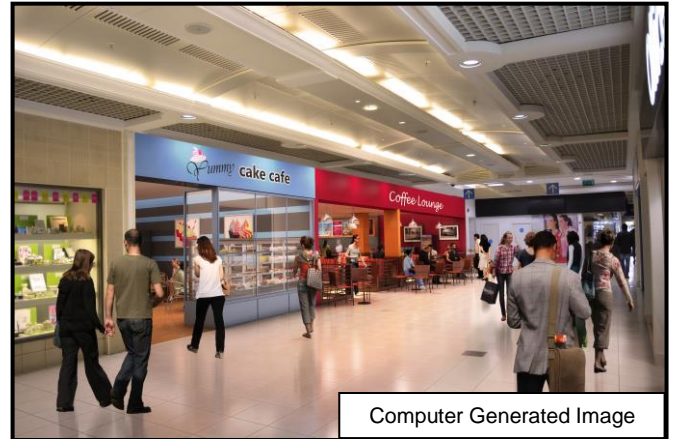
# MIDDLESBROUGH

## UNIT 10/12

### CENTRE MALL

### CLEVELAND CENTRE

**PRIME SHOP/ CAFE**  
**CLOSE TO NEW FLANNELS,**  
**SPORTS DIRECT & USC**



Computer Generated Image

#### LOCATION

Middlesbrough is 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).

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, HMV, JD, New Look, Topshop/Topman** and **WH Smith**.

The subject property occupies a prominent position on Centre Mall adjacent to **H Samuel** and close to **Flannels / Sports Direct / USC**.

#### ACCOMMODATION

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

##### Ground Floor

Front Sales	116.59 sq m	1,255 sq ft
Rear Sales / Anc	51.09 sq m	550 sq ft
Storage	4.09 sq m	44 sq ft

##### First Floor

Offices / Anc	61.04 sq m	657 sq ft
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##### Mall Seating

Further details on application.

#### RENT

£46,000 per annum exclusive of rates and service charge.

#### SERVICE CHARGE

We understand the 2018/19 budget is £ 21,115.

#### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

#### 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)	£57,000.00
UBR (2018/2019)	49.3p
Estimated Rates Payable (2018/2019)	£37,501.00

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.

#### 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)

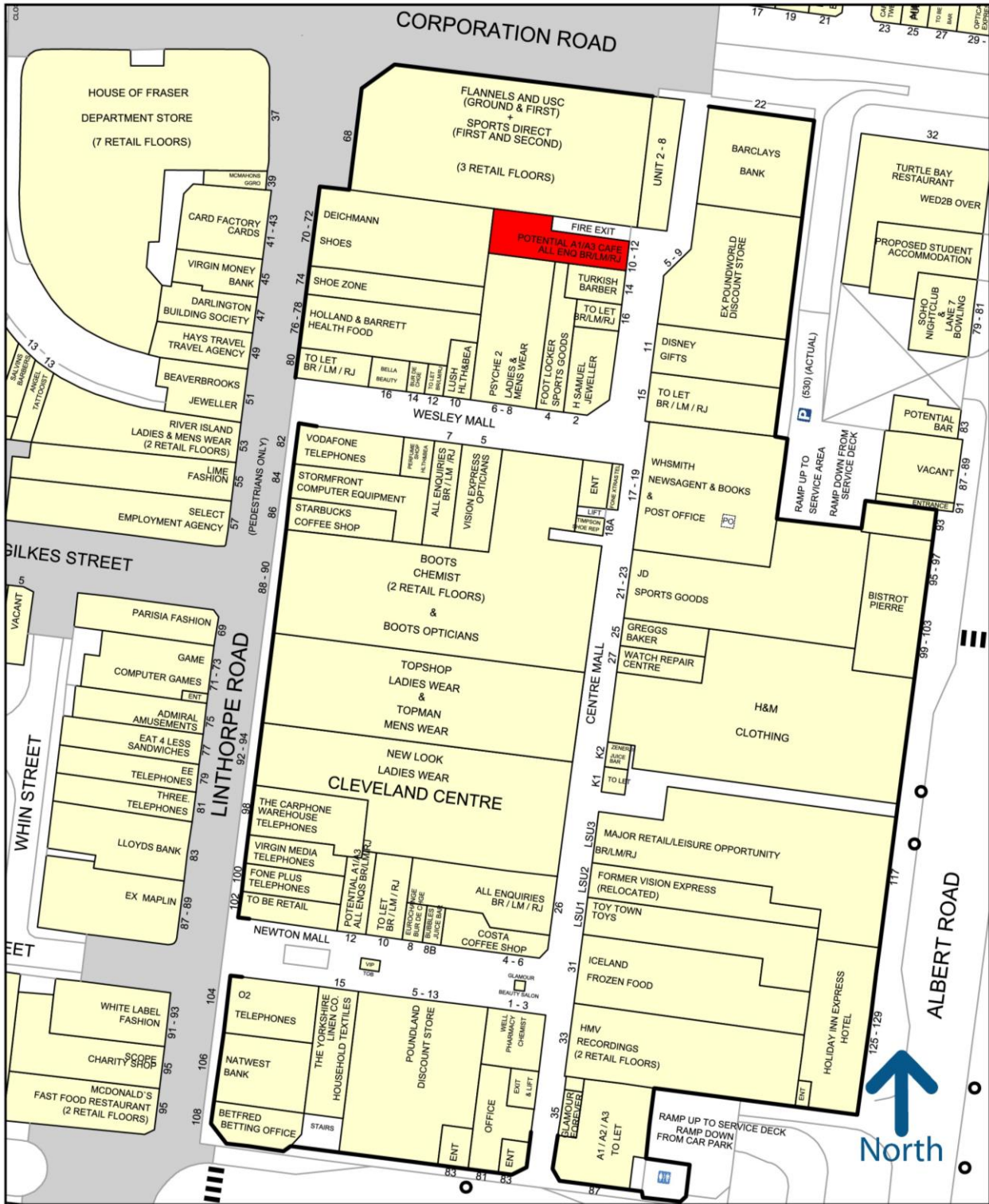
John Birtwistle D: 0113 383 3758  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

or our joint agents :

Lunson Mitchenall T: 0207 478 4950

Rawstron Johnson T: 0113 450 7000

#### SUBJECT TO CONTRACT



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



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