

MIDDLESBROUGH

UNIT 7

WESLEY MALL

CLEVELAND CENTRE

PRIME SHOP UNIT

OPPOSITE PSYCHE 2



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**. Retailers in close proximity include **Disney, Vision Express** and **Holland & Barrett**.

The subject property occupies a central position on Wesley Mall adjacent to **Perfume Shop** and opposite **Footlocker, Psyche 2** and **Lush**.

ACCOMMODATION

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

Internal Width	5.18 m	17'00"
Shop Depth	20.09m	65'11"
Ground Floor Sales	93.37 sq m	1,005 sq ft
First Floor	51.93 sq m	559 sq ft

RENT

£ 60,000 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)	£ 37,000
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 28,591

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 2018/2019 budget is £ 13,706.

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 :

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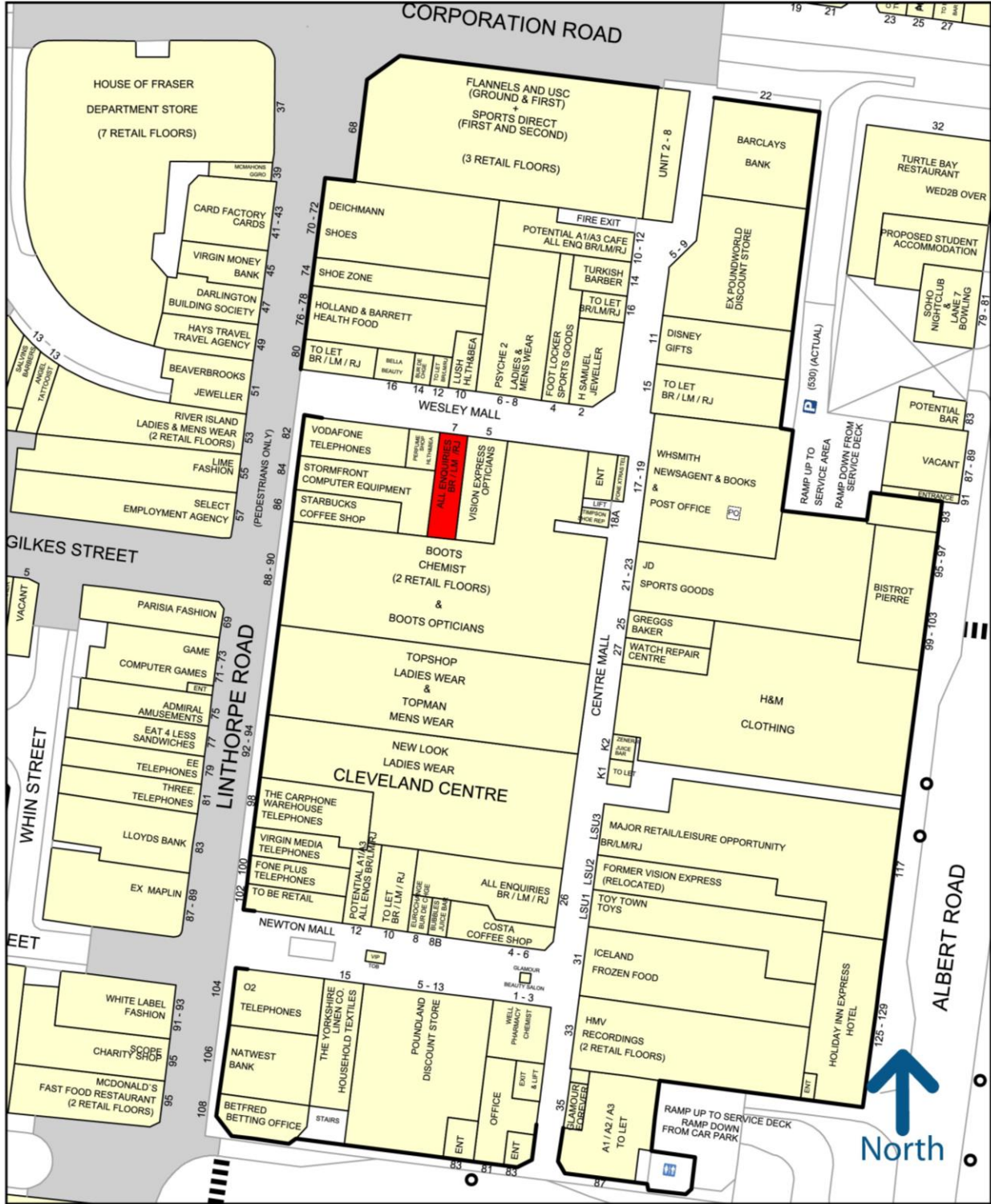
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SUBJECT TO CONTRACT



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



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