

MIDDLESBROUGH

LSU2 CENTRE MALL CLEVELAND CENTRE

PRIME SHOP TO LET FOLLOWING RELOCATION

LOCATION

Middlesbrough is a major conurbation situated 39 miles south of Newcastle and 10 miles east of Darlington. It is the principal shopping centre in 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, Footlocker**, recently extended **JD Sports/ King of Trainers, Topshop/Topman** and **WH Smith**.

The subject property occupies a prominent position on Centre Mall opposite **New Look**, close to **HMV** and diagonally across from **Costa**.

ACCOMMODATION

The premises comprise the following approximate net floor areas:-

Internal Width	7.11m	23'4"
Shop Depth	20.12m	109'8"
Ground Floor Sales	221.94 sq m	2,389 sq ft
Ground Ancillary	3.72 sq m	40 sq ft
First Floor Ancillary	74.60 sq m	803 sq ft

RENT

£ 89,500 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)	£ 58,500
UBR (2018/2019)	49.3p
Estimated Rates Payable (2018/2019)	£ 44,328

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 £ 21,671.

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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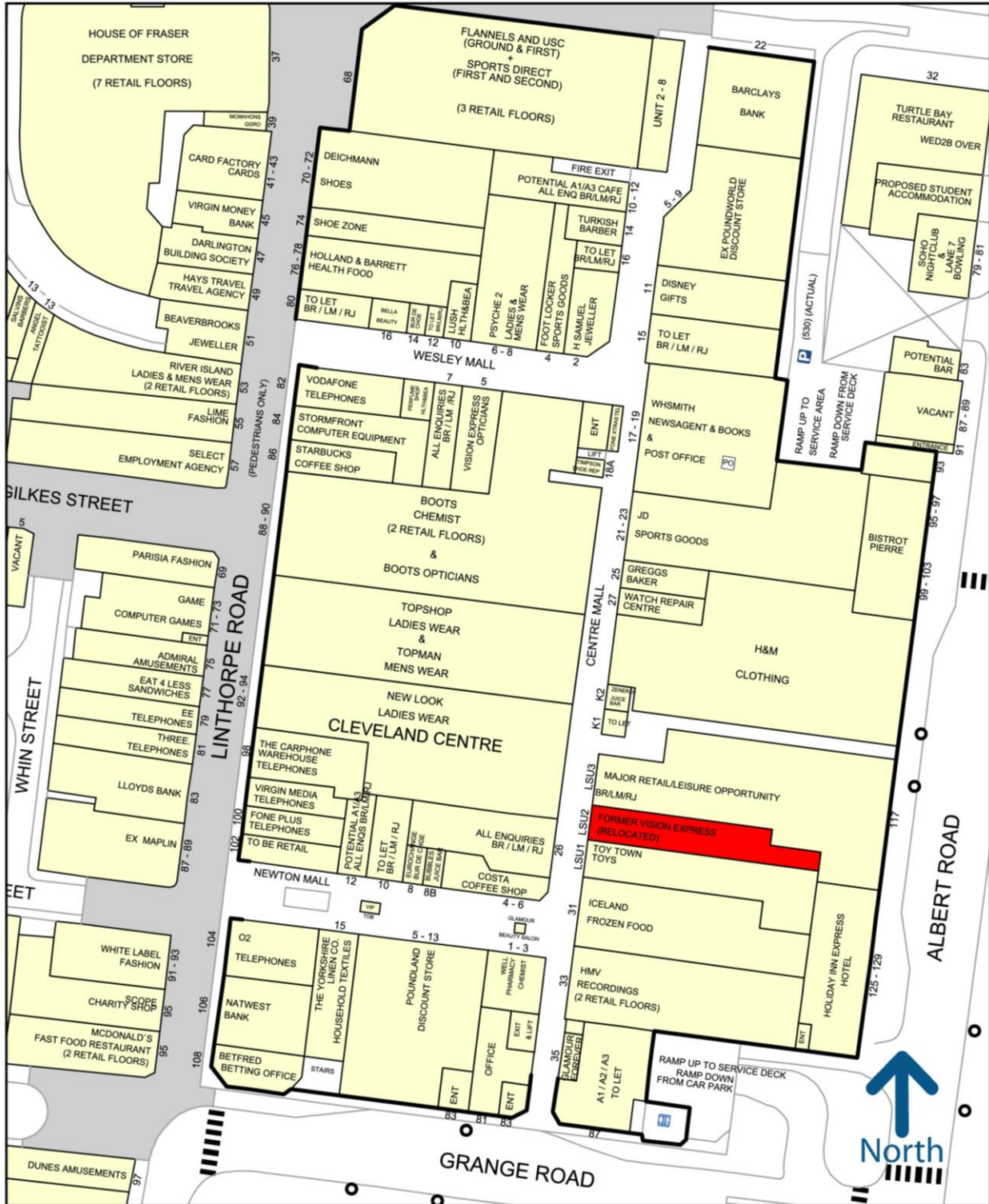
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or our joint agents :

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Rawstron Johnson T: 0113 450 7000

SUBJECT TO CONTRACT



50 metres

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



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