

# MIDDLESBROUGH

## UNIT 2-8 CENTRE MALL / CORPORATION STREET

### PRIME A1/A3 OPPORTUNITY TO LET ON NEW LEASE WITH OPTIONAL FIRST FLOOR SALES / SEATING AREA

#### LOCATION

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

The subject property occupies a key location on the Corporation Street entrance to the Cleveland Centre adjacent to **Flannels / USC /Sports Direct** store, opposite **Charles Clinkard Footwear** and **Tesco Express**, close to **Foot Asylum** and **Disney**.

#### ACCOMMODATION

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

Internal Width	5.08 m	16'8"
Shop Depth	25.37 m	83'3"
Ground Sales GIA	113.71 sq m	1,224 sq ft
First Floor Ancillary	2.88 sq m	31 sq ft
First Sales/ Anc GIA	210.89 sq m	2,270 sq ft

**Sub-division options available on application.**

#### 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.

#### RENT

£50,000 per annum exclusive of rates and service charge for the whole.

**Sub-division rents on application.**



#### RATES

The estimated assessments are as follows:-

Estimated Rateable Value	£60,000.00
UBR (2018/2019)	49.3p
Estimated Rates Payable (2018/2019)	£29,580.00

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.

#### SERVICE CHARGE

We understand the 2018/19 budget is estimated at £22,227.

#### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC Certificate is available upon 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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or our joint agents:

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**SUBJECT TO CONTRACT**

