

MIDDLESBROUGH

UNIT 15

CENTRE MALL

CLEVELAND CENTRE

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

The subject property occupies a prominent position on Centre Mall between **WH Smith** and **Disney**, opposite **H Samuel** and close to **Footlocker** and **Vision Express**.

ACCOMMODATION

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

Internal Width	8.83m	29'0"
Shop Depth	25.30m	83'0"
Ground Floor Sales	218.23 sq m	2,349 sq ft
First Floor Ancillary	144.57 sq m	1,556 sq ft

RENT

£ 72,500 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)	£ 63,000.00
UBR (2018/2019)	49.3p
Estimated Rates Payable (2018/2019)	£ 47,887.00

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 £ 23,339.

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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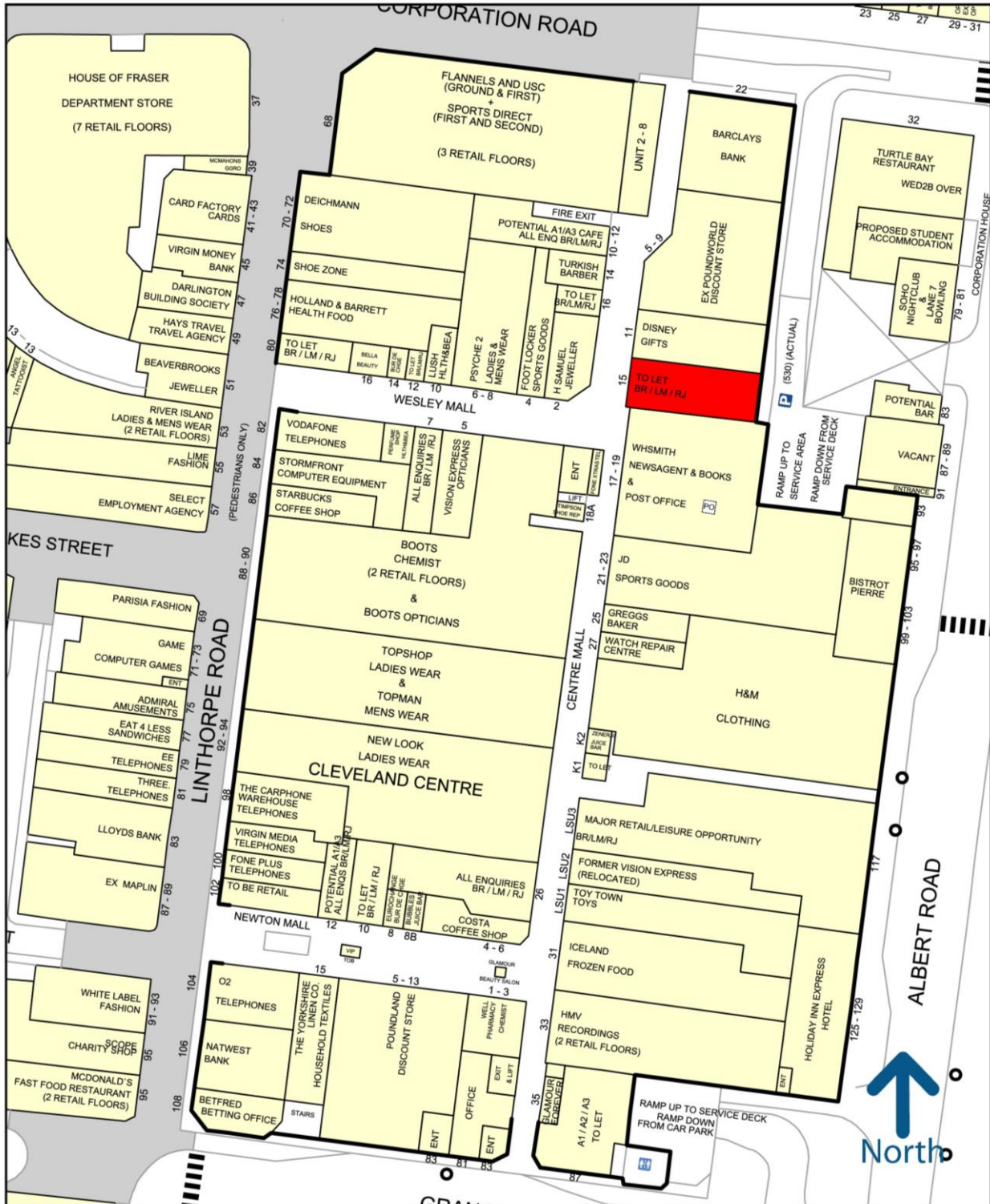
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or our joint agents :

Lunson Mitchenall T: 0207 478 4950

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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