

MIDDLESBROUGH LSU5 CENTRE MALL & LINTHORPE ROAD CLEVELAND CENTRE

PRIME STORE TO LET
c.16,000 sq ft (1,486 sq m)



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, HMV, JD Sports, New Look, Deichmann Shoes, Vision Express** and **WH Smith**.

The subject property offers prime, well configured retail space and occupies a prominent position with extensive frontages to both Linthorpe Road and Centre Mall, adjacent to **Boots** and **New Look**, close to **JD Sports, Greggs, Costa** and **Iceland**.

ACCOMMODATION

The premises comprise the following approximate net floor areas:

Frontage to Linthorpe Road	31.37 m	102'11"
Frontage to Centre Mall	31.37 m	102'11"
Internal Width	15.01 m	49'3"
Shop Depth	60.70 m	199'2"
Ground Floor Sales	892.52 sq m	9,607 sq ft
First Floor Sales/Ancillary	587.24 sq m	6,321 sq ft

RENT

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.

RATES

We are advised the property is assessed as follows:

Rateable Value (April 2023)	£95,000.00
UBR (2024/2025)	54.6p
Estimated Rates Payable (2024/2025)	£51,870.00
Estimated Payable with Retail Relief	£12,967.50

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to other retail reliefs.

SERVICE CHARGE

We understand the 2023/2024 budget is £70,153.26.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be provided 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 :

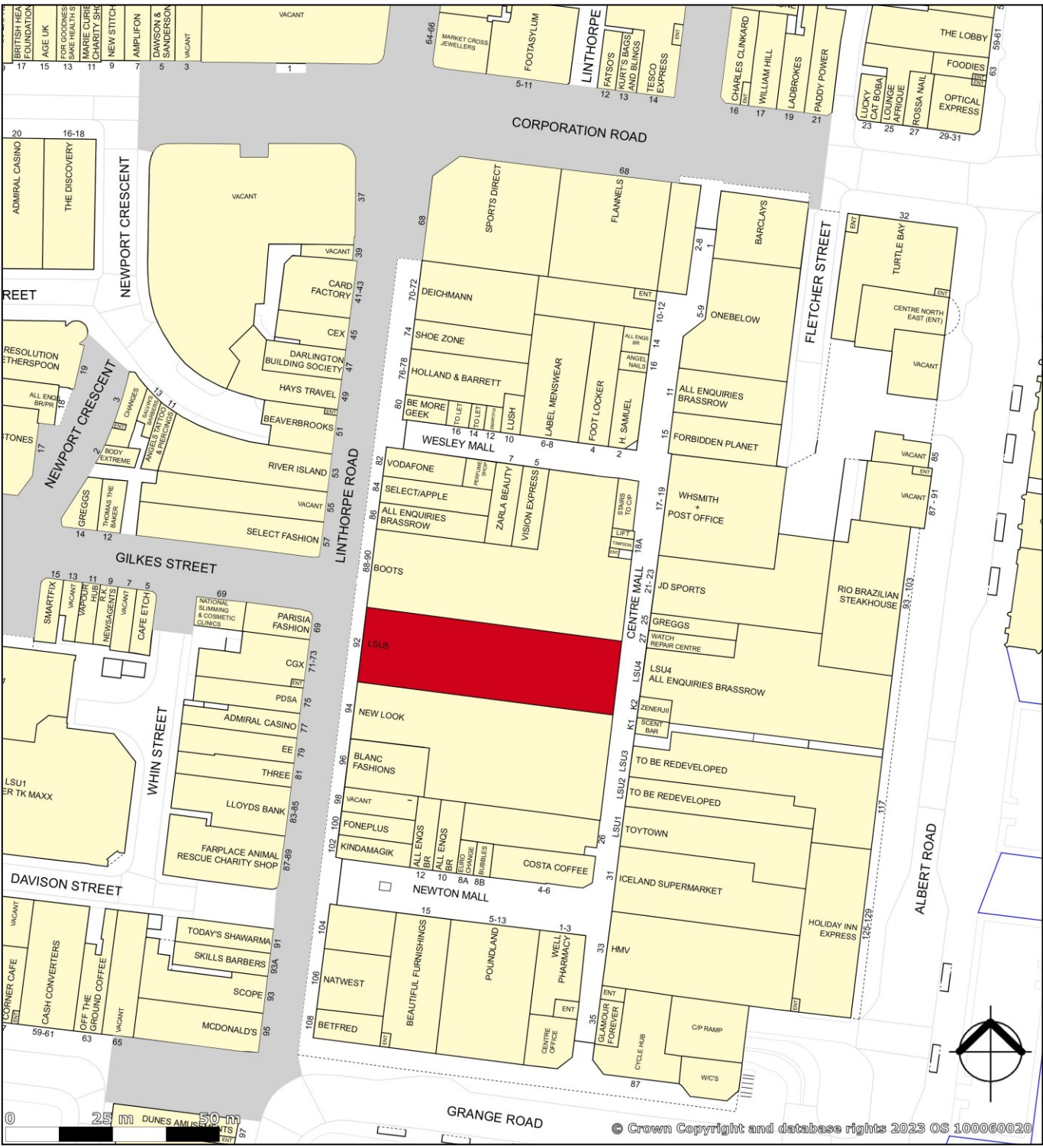
Jason Oddy D: 0113 383 3759
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or our joint agents Praxis:-

Chris Hovington M: 07770 935529

SUBJECT TO CONTRACT



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