

# MIDDLESBROUGH

## 10 NEWTON MALL CLEVELAND CENTRE

### PRIME SHOP/CATERING UNIT TO LET ON NEW LEASE WITH POTENTIAL MALL SEATING

#### 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, JD Sports, New Look** and **WH Smith**. The diverse tenant mix includes quality national retailers such as **Lush, Vision Express** and **Holland & Barrett**.

The subject property occupies a good location between **Costa Coffee** and Linthorpe Road, close to **Poundland, Teesside Pharmacy** and **HMV**.

#### ACCOMMODATION

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

Internal Width	7.01 m	23'02"
Shop Depth	16.56 m	54'04"
Ground Floor Sales	109.81 sq m	1,182 sq ft
First Floor Ancillary	63.73 sq m	686 sq ft

**Mall seating potential - Full details on application**

#### RENT

£15,000 per annum exclusive of rates and service charge.

#### LEASE

The premises are offered on a new flexible effectively FRI lease for a term to be agreed.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£16,250.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£8,108.75
Estimated Payable Retail Relief	£2,027.18

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 other reliefs.

#### SERVICE CHARGE

We understand the 2023/24 budget is £11,999.90.

#### 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 :

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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