

MIDDLESBROUGH TS1 5UB

UNIT 8 CAPTAIN COOK SQUARE

FOOD & DRINK OPPORTUNITY ADJACENT TO NEW CINEMA

LOCATION

Middlesbrough is receiving huge **investment** on projects such as **Teesside Freeport**, **AMP (Advanced Manufacturing Park)** and the **Boho Zone** (residential, media and digital hub). The High Street Fund is helping to transform **Captain Cook Square** into a **regional leisure hub**.

The subject premises occupy a great location on the main mall in **Captain Cook Square**, benefiting from its proximity to the **bus station**, multi-storey **car park** and **taxis** on Grange Road.

The adjacent **3-screen cinema** is scheduled to open in Summer 2025.

Lane 7 trading as Level X (bowling, karting, crazy golf and more). Fun Shack/InflateSpace (trampolines, slides, soft-play, climbing frames and games), Wendy's Burgers and Bazaar Kitchen Restaurant are all now trading.

ACCOMMODATION

We understand the premises provide the following approximate dimensions and floor area:

Internal Width	10.5 m	34'5"
Shop Depth	6.5 m	21'4"
Ground Floor GIA	69 sq m	743 sq ft

Full height glazing is in situ but otherwise the unit is in developer's shell specification.

RENT

Offers are invited in the region of £25,000 per annum, exclusive of rates and service charge.

LEASE

The premises are offered on a new effectively FRI lease for a term to be agreed, subject to upward-only rent reviews every 5 years.



RATES

We are advised the property is yet to be assessed.

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 other reliefs.

SERVICE CHARGE

The estimated service charge for 2025 is £2,415 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property is awaiting assessment in respect of an Energy Performance Certificate.

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 M: 07718 159671
E: jason.odd@brassrow.co.uk

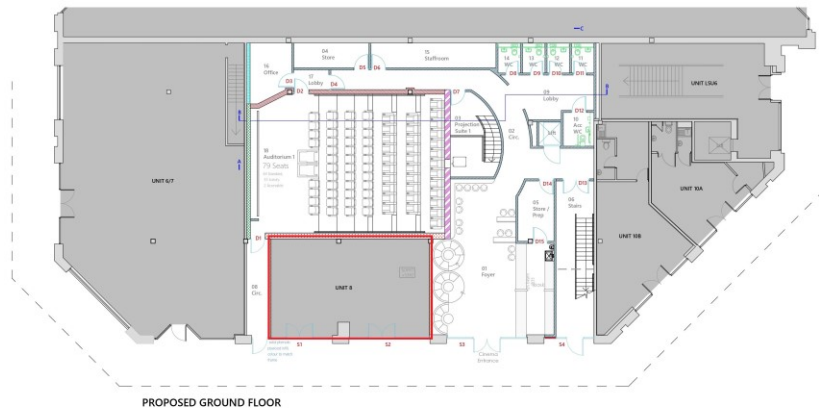
John Birtwistle M: 07711 646990
E: john.birtwistle@brassrow.co.uk

or our joint agents Praxis:

Chris Hovington M: 07770 935529

SUBJECT TO CONTRACT

UNIT 8 CAPTAIN COOK SQUARE MIDDLESBROUGH



PROPOSED GROUND FLOOR

GENERAL NOTES

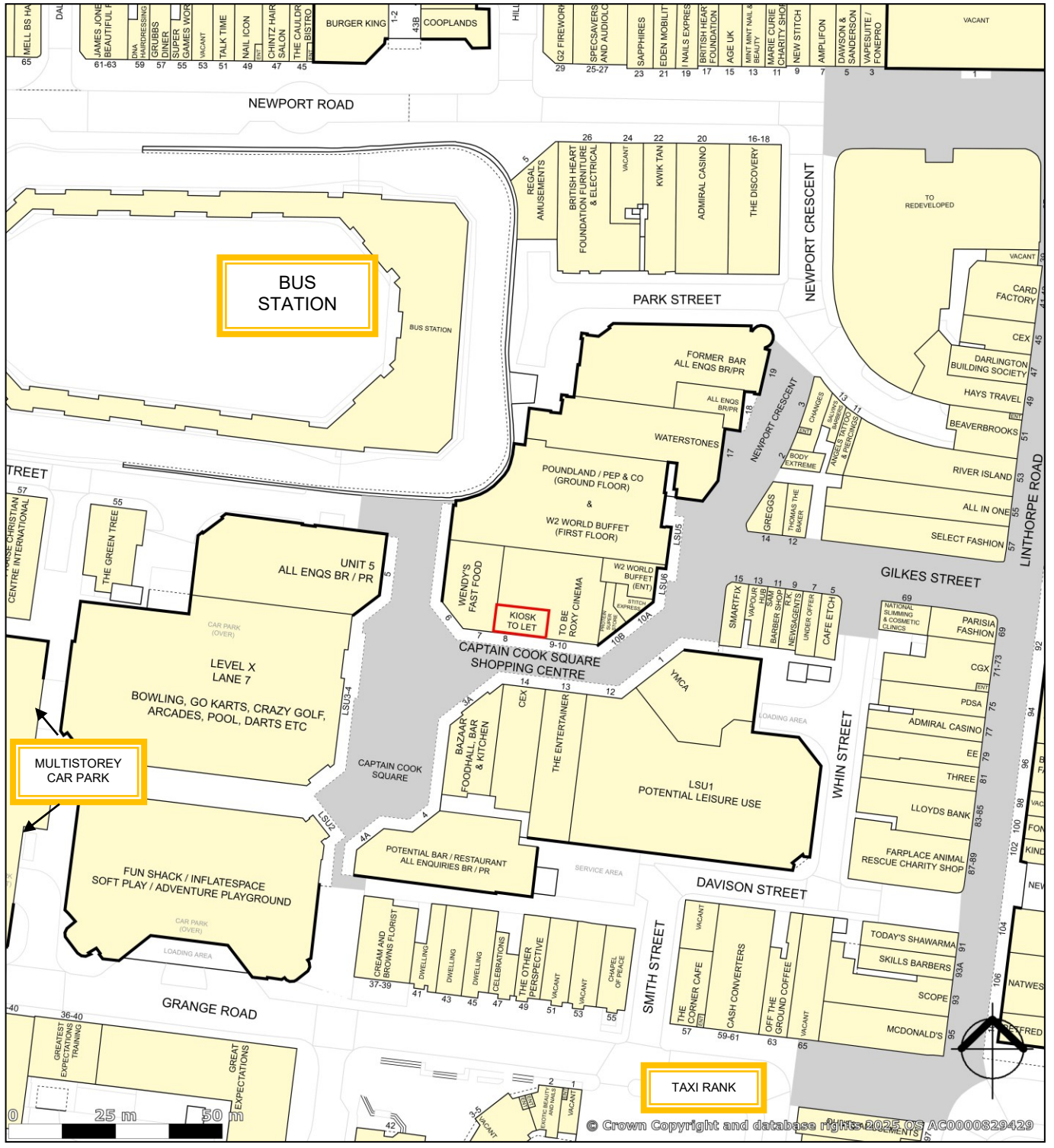
PROPOSED NEW WALLS

-  Denotes line of new metal stud partition. Type: Serval WSP30 Two Frame 400mm studs. Constructed with two layers of 12.5mm GYPSUM BOARD either side of 100mm GYPSUM BOARD. 100mm GYPSUM BOARD shall be installed in the cavity. Studwork and boards to continue through to structural soffits & all pipe voids.
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-  Denotes line of new wall lining. Type: Serval Independent Wall Lining. Constructed with two layers of 12.5mm GYPSUM BOARD either side of 100mm GYPSUM BOARD. 100mm GYPSUM BOARD shall be installed in the cavity. Studwork and boards to continue through to structural soffits & all pipe voids.
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FURNITURE SHOWN FOR REFERENCE ONLY - NOT PART OF CONTRACT

New platform lift to be supplied and installed by Statlift Lifts, via main contractor for Unit 8. Statlift Lifts Ltd. Design reference to be supplied by approved lift manufacturer. Statlift reference # 264649-02-10.

C2	New 24" wall type - detailed for Unit 8	EA arrangement required
C3	New 24" wall type - detailed for Unit 8	EA arrangement required
C4	New 24" wall type - detailed for Unit 8	EA arrangement required
C5	New 24" wall type - detailed for Unit 8	EA arrangement required
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