

MIDDLESBROUGH LSU4 CENTRE MALL / ALBERT ROAD CLEVELAND CENTRE

DOUBLE-FRONTED PRIME STORE IN THE HEART OF THE SCHEME



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**.

The subject property offers prime, well configured retail space and occupies a prominent position with an extensive frontage to Centre Mall, close to **Boots, JD Sports, New Look, WH Smith, Greggs, Costa and Iceland**.

ACCOMMODATION

The premises comprise the following approximate net floor areas:

Frontage to Centre Mall	10.71 m	35'02"
Frontage to Albert Road	21.72 m	71'03"

Ground Floor Sales	1,187.58 sq m	12,783 sq ft
First Floor Anc	378.49 sq m	4,074 sq ft

RENT

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.

SERVICE CHARGE

We understand the annual budget figure is £34,707.

RATES

We are advised the property is assessed as follows:

Rateable Value	£47,000.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£23,453.00
Estimated Payable with Retail Relief	£ 5,863.00

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

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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John Birtwistle D: 0113 383 3758
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or our joint agents Praxis:-

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SUBJECT TO CONTRACT



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