

MIDDLESBROUGH

UNIT 27 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, HMV, JD Sports, New Look, Iceland, Deichmann, Costa** and **WH Smith**.

The subject property occupies a central position on Centre Mall adjacent to **TJ Hughes** and **Greggs**, close to **H Samuel, Costa, Footlocker** and **Iceland**.

ACCOMMODATION

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

Gross Frontage	5.49 m	18'0"
Internal Width	5.36 m	17'7"
Shop Depth	16.81 m	55'2"
Ground Floor Sales	83.89 sq m	903 sq ft
First Ancillary	12.91 sq m	139 sq ft

RENT

£20,000 per annum exclusive of rates, service charge and insurance.

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

The Rateable Value for this property is 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

To be confirmed.

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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or our joint agents Praxis:-

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SUBJECT TO CONTRACT

