

# MIDDLESBROUGH

## UNIT 35 CENTRE MALL CLEVELAND CENTRE MALL KIOSK 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 **WH Smith, HMV, JD Sports, New Look, H. Samuel, Costa** and **TJ Hughes**.

The subject property occupies a prominent location on the busy link to **Grange Road** and its numerous **bus stops**, adjacent to **HMV** and **Iceland**, opposite **lifts** to the car-park.

### ACCOMMODATION

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

Internal Width	10.49m	34'05"
Shop Depth	2.39m	7'10"
Ground Floor Sales	24.90 sq m	268 sq ft

### RENT

£7,000 per annum exclusive of rates and service charge.

### 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 2025/26 budget is c.£6,745.

### RATES

We are advised the property is assessed as follows:-

Rateable Value	£14,250.00
UBR (2025/2026)	49.9p

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 other retail relief.

### ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Rating of B(46). A copy of the EPC can be provided upon 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 :

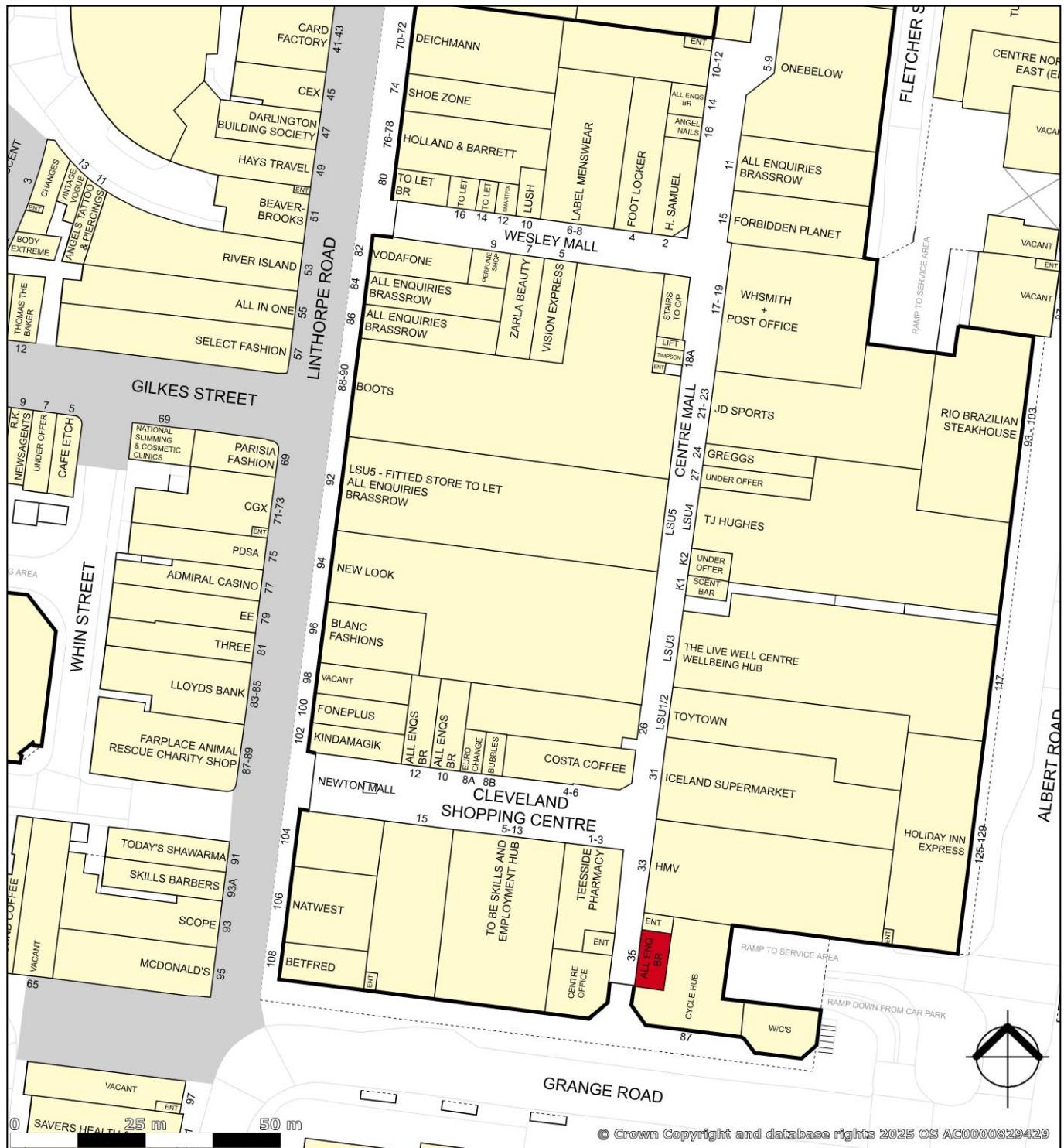
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### SUBJECT TO CONTRACT



IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an Intending Purchaser must satisfy himself, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.