



## SHOPPING CENTRE PROPERTY / CLASS E

Unit 46-48 Middleton Grange Shopping Centre, Hartlepool



**Rent: £20,000 PA**

**Ground Floor Area**

4,106 Sq ft / 381 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Middleton Grange Shopping Centre extends to over 500,000 sq ft and provides the prime shopping destination in Hartlepool town centre. The centre is anchored by Primark, B&M and TJ Hughes and is home to a number of national retailers including River Island.

The unit is located outside the centre adjacent to Betfred and Halifax Bank and opposite the Market Hall entrance.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	4106	381.46
First Floor	1924	178.75

**Rent:**

We are currently seeking rental offers in excess of £20,00 per annum exclusive.

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises currently has a rateable value of £46,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

Available on request.

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

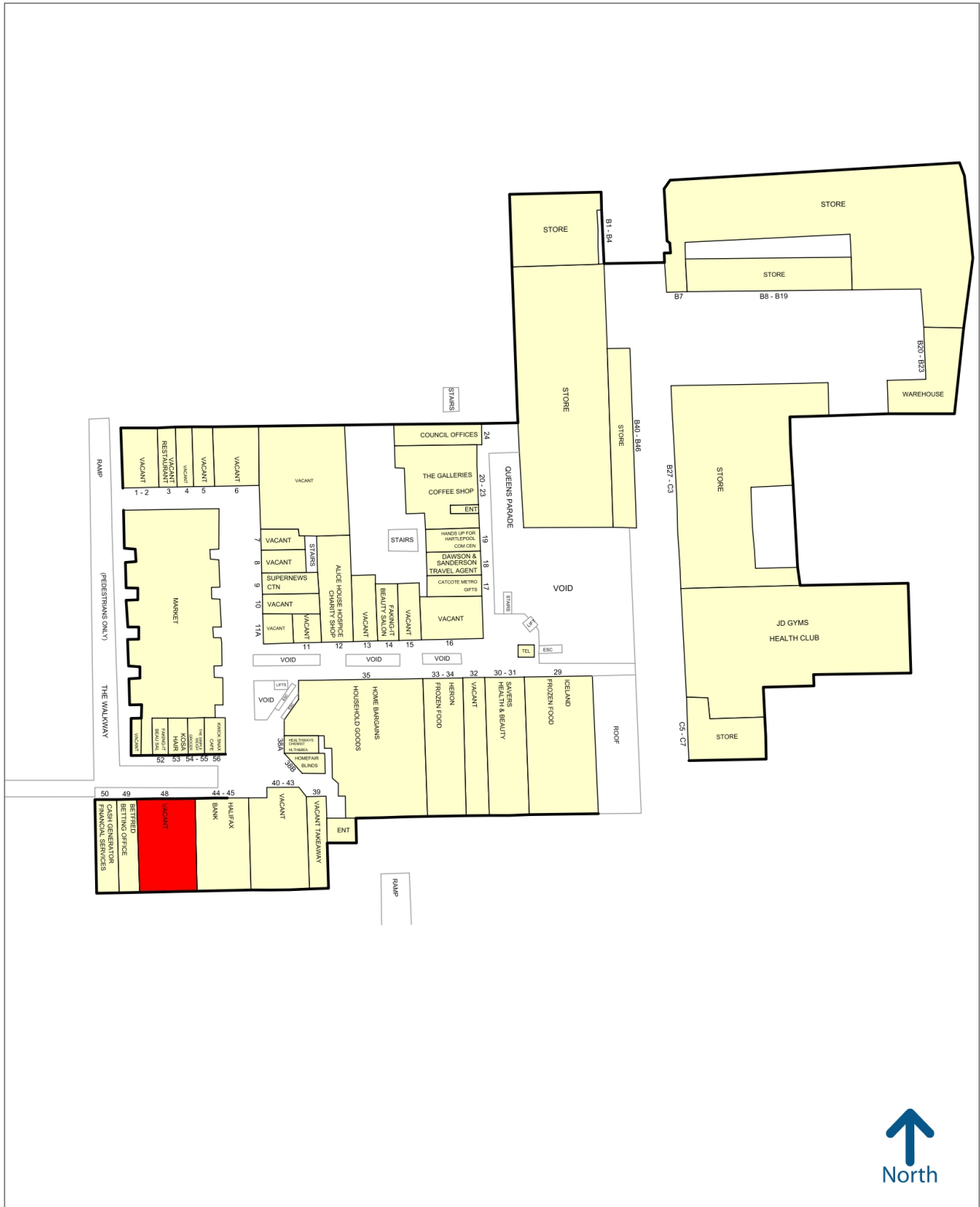
May 2021

Subject to Contract

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Hartlepool



50 metres

Experian Goad Plan Created: 30/08/2023

Created By: Barker Proudlove Ltd

