

Middlesbrough | TS1 5UA

## Captain Cook Square

# Retail Units To Let From 850 SQ FT



### AT A GLANCE



FOOTFALL

**7M**



UNITS

**23**



CAR PARK SPACES

**770**





UNIT	ACCOMMODATION	SIZE	RENT
LSU1	Ground Floor First Floor	17,270 sq ft 4,917 sq ft	POA
8	Ground Floor	850 sq ft	£25,000 pa exclusive
5	Ground Floor	9,885 sq ft	POA

### Description

Captain Cook Square is a vibrant, modern open-air shopping centre located adjacent to the town's bus station, comprising approximately 245,000 sq ft of retail space and a 773-space multi-storey car park. National multiples include CEX, The Entertainer, Waterstones and Poundland. In 2023, the western half of the centre underwent a major transformation to create a dedicated leisure hub, with the opening of Level X, The Wired Lobby, and Wendy's, alongside significant public realm improvements.

### Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

### Service Charge

The service charge budget for the current year stands at £2.94 psf pa. A full service charge pack for each unit is available upon request.

### Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

### Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:  
[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

### VAT

All figures quoted are exclusive of VAT.

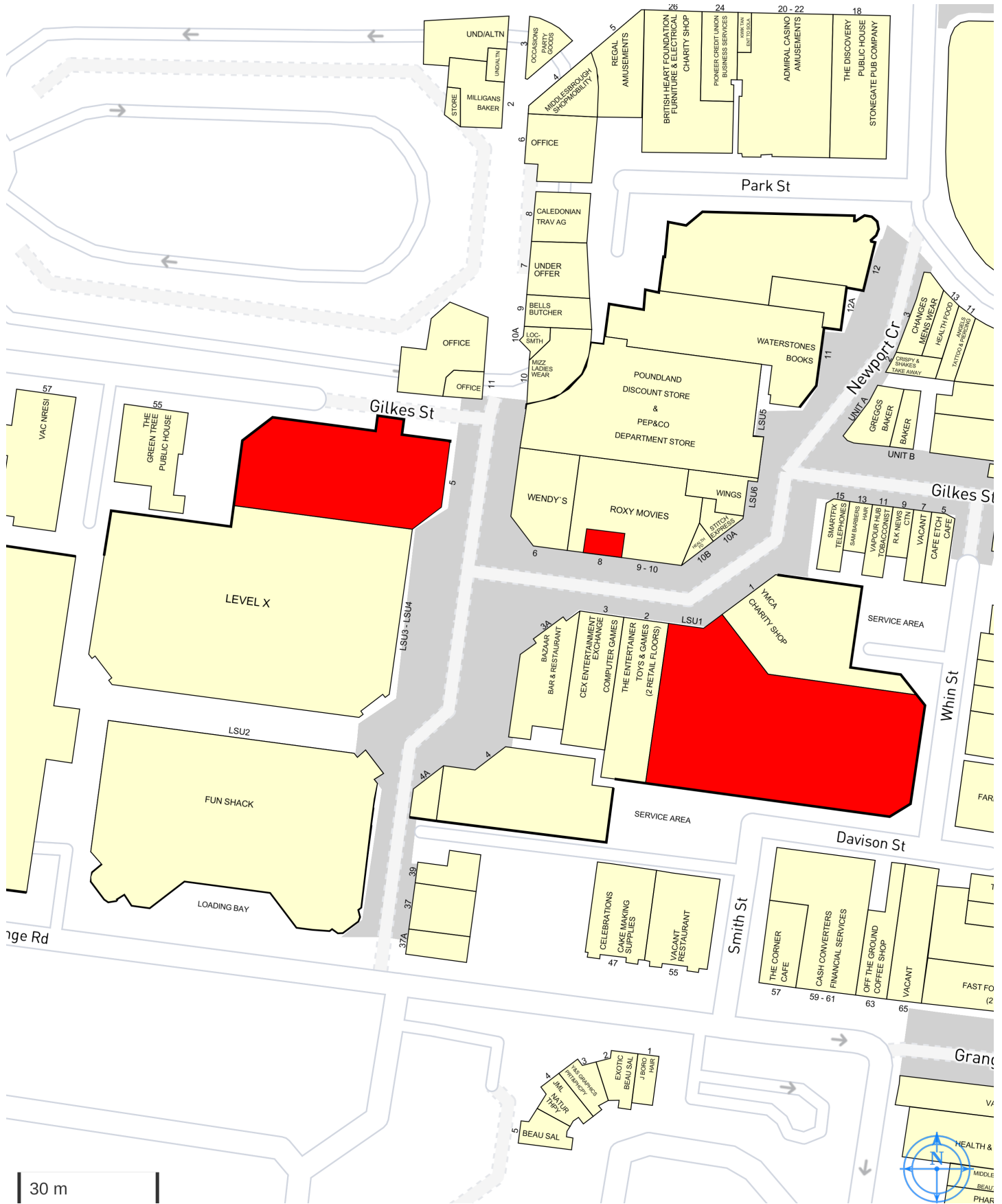
### Further Information

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