



TO LET

GOOD SECONDARY RETAIL
8,670 Sq Ft

- Flexible open plan retail / leisure space.
- Ground floor space comprising 8,670 sq. ft
- Nearby occupiers include Dundas Market, Project Escape & STACK.
- Close to the Train Station, Boho Zone and Middlehaven
- Highly visible from A66 flyover

DUNDAS
SHOPPING CENTRE

logic

UNITS 1-7 DUNDAS SHOPPING CENTRE, MIDDLESBROUGH

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 **Dodds Brown**
Chartered Surveyors and Property Consultants

UNITS 1-4 DUNDAS SHOPPING CENTRE, MIDDLESBROUGH, TS1 1JA

Location

Middlesbrough Town Centre

Middlesbrough is the largest commercial centre between Leeds and Newcastle and is the dominant retail location within the Tees Valley, serving a catchment of 640,000. There are approximately 880,000 people within half an hour drive-time and 2.7 million within a 1 hour drive-time.

The town centre is currently undergoing a major transformation, with an investment strategy of £700m being implemented by Middlesbrough Council over the next 5 years. Projects which will have a beneficial impact on Dundas Shopping Centre as a location are as follows:

Middlesbrough Railway Station Redevelopment with direct trains to London.

BoHo Next Generation (expansion of the digital office hub)

Albert North regeneration on Albert Road

Centre Square Office Scheme phases 1 and 2

New and expanding residential community at Middlehaven

Further information on Middlesbrough's Transformation is available at www.investmiddlesbrough.co.uk.

Dundas Shopping Centre

Dundas Shopping Centre is one of the 4 primary shopping centres in Middlesbrough town centre and forms an important part of the shopper circulation around the 4 quadrants of the town's retail core.

The centre is home to a variety of local independent retailers. The centre incorporates the vibrant Dundas Market and the Live Well Centre in Dundas House.

The centre has the benefit of a 187 space basement car park, accessed from Wilson Street. The centre has an average weekly footfall of 70,000.

Description

The unit is prominently situated within Dundas Shopping Centre with an entrance and shop front to the shopping mall and external frontage to Wilson Street.

The unit has service access from Dundas Mews via a Goods loading door.

Accommodation

	Sq Ft	Sq M
Whole ground floor	8,670	805.44
Unit 1	4,518	419.72
Unit 2	903	83.89
Unit 3	1,005	93.36
Unit 4	1,414	131.36
TOTAL	8,670	805.44

Business Rates

To be re-assessed

The valuation office website shows a 2023 value of £63,500.

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2019/2020 period.

Enquiries regarding the actual amount should be directed to Middlesbrough Borough Council on 01642 726007.

Terms

The accommodation is available to let by way of a new lease for a term to be agreed.

Rental offers of £30,000 per annum are invited for the unit as a whole.

The unit is suitable for sub division into a maximum of 4 individual units from rentals of £12,000 per annum.

Service Charge

The unit is subject to the shopping centre service charge.

Further details on application

Energy Performance Certificate

This property has an energy rating of C(74). A full version of the EPC is available upon request.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Additional Information

Rent

Per Annum

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

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