

MIDDLESBROUGH

UNIT 14 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, Costa, H&M, JD Sports, New Look and WH Smith** with **Flannels/Sports Direct/USC** nearby.

The subject property occupies a prominent position on Centre Mall close to **H Samuel** and **Footlocker**, opposite **One Below**.

ACCOMMODATION

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

Internal Width	4.77 m	15'8"
Shop Depth	8.84 m	29'0"
Ground Floor	39.95 sq m	430 sq ft

LEASE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£10,000 per annum exclusive of rates and service charge.

COSTS

Each party will be responsible for their own costs in this transaction.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£8,200.00
UBR (2023/2024)	49.9p
Estimated Rates Payable (2023/2024)	£4,091.80
Estimated Payable with Retail Relief	£1,022.95

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 transitional relief.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

SERVICE CHARGE

The on-account service charge for 2023/24 is £6,055 plus VAT.

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

Please direct all enquiries to Brassington Rowan:

Jason Oddy D: 0113 383 3759
M: 07718 159671
E: jason.oddy@brassrow.co.uk

John Birtwistle D: 0113 383 3758
M: 07711 646990
E: john.birtwistle@brassrow.co.uk

or our joint agents Praxis:-

Chris Hovington M: 07770 935529

SUBJECT TO CONTRACT

