

**MIDDLESBROUGH** TS1 5UA  
**18 NEWPORT CRESCENT,  
UNIT 12A  
CAPTAIN COOK SQUARE**  
**FORMER BOOKMAKERS IN  
RAPIDLY EVOLVING SCHEME**

**LOCATION**

Middlesbrough is receiving huge **investment** on projects such as **Teesside Freeport, AMP (Advanced Manufacturing Park)** and the **Boho Zone** (residential, media and digital hub). The High Street Fund is helping to transform **Captain Cook Square** into a **regional leisure hub**.

**New occupiers** already fitting out include **Lane 7 (bowling, karting, crazy golf and more)** and **The Wired Lobby (e-sports, gaming arena and sports bar)**. Advanced negotiations are in hand with **cinema, leisure, food and beverage operators**.

The subject premises are in a very central link mall between **Newport Road** and the **main square**, surrounded by **Wetherspoons, Waterstones, Greggs** and long-established **Changes Menswear**.

**ACCOMMODATION**

We understand the premises provide the following approximate dimensions and net floor areas:

Gross Frontage	9.10 m	29'10"
Return Frontage	3.58 m	11'09"
Internal Width (max)	8.65 m	28'04"
Internal Width (min)	6.02 m	19'09"
Shop Depth	11.66 m	38'03"
Ground Floor Sales/Staff	97.08 sq m	1,045 sq ft

**RENT**

£ 20,000 per annum exclusive of rates and service charge.

**LEASE**

The premises are offered on a new effectively FRI lease for a term to be agreed, subject to upward-only rent reviews every 5 years.



**RATES**

We are advised the property is assessed as follows:

Estimated Rateable Value	£ 32,500.00
UBR (2022/2023)	49.9p
Estimated Rates Payable (2022/2023)	£ 16,217.50
Estimated Payable with Retail Relief	£ 8,108.75

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 small business and/or other reliefs.

**SERVICE CHARGE**

We understand the 2021/22 budget is £3,078.

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available on 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 :

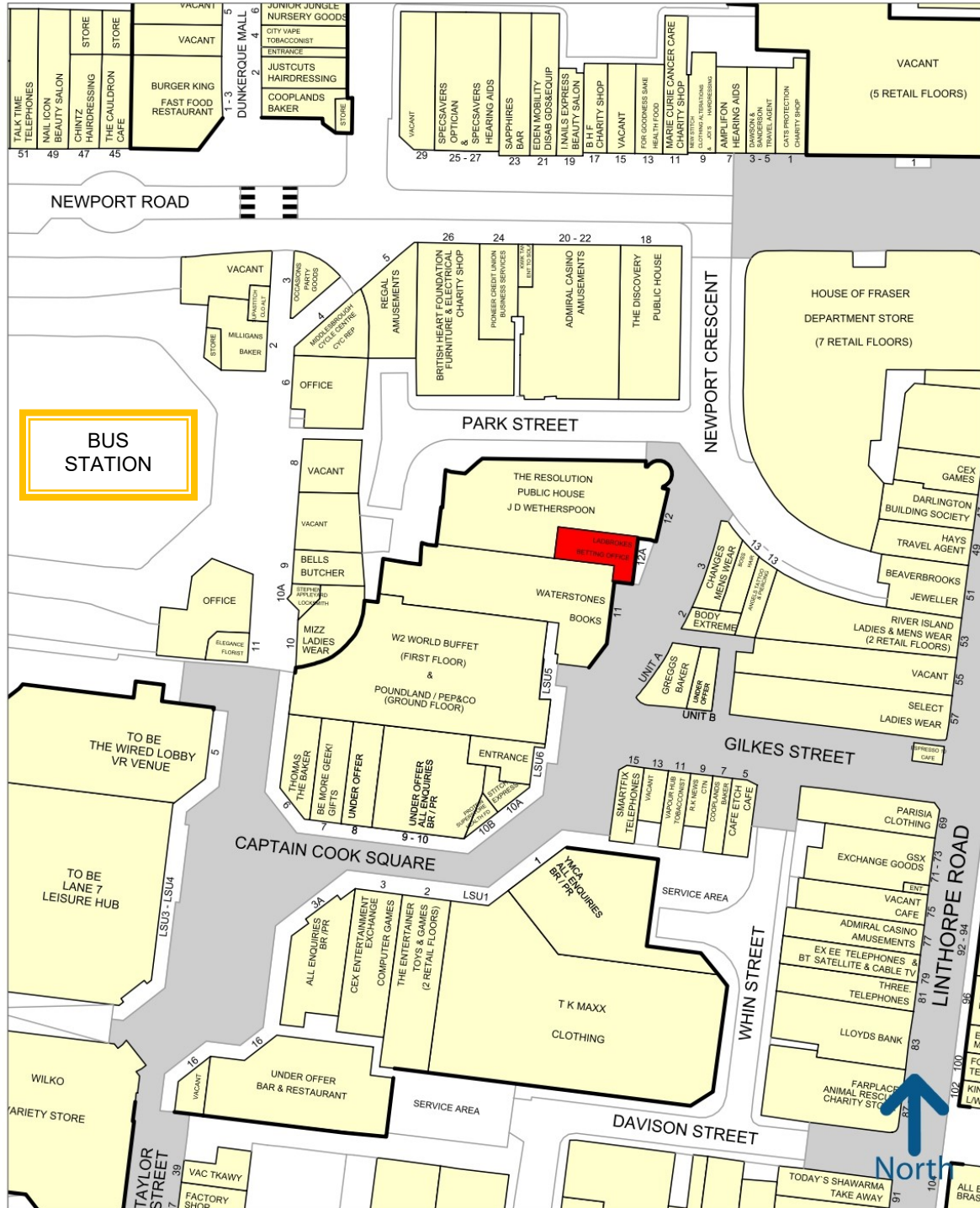
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or our joint agents Praxis:-

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**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 25/08/2022  
Created By: Brassington Rowan



50 metres  
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For more information on our products and services:  
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