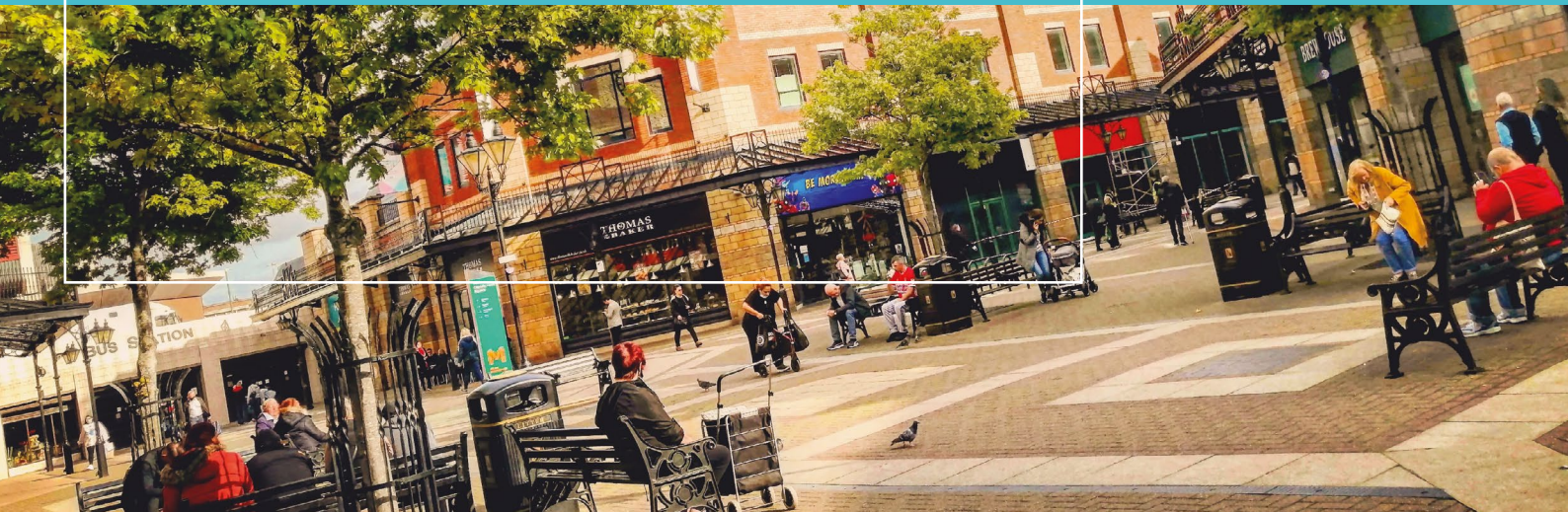


Middlesbrough | TS1 5UA

Captain Cook Square

Retail Units To Let From 1,045 SQ FT



AT A GLANCE



FOOTFALL
10M



UNITS
23



CAR PARK SPACES
773





UNIT	ACCOMMODATION	SIZE	RENT
12A	Ground Floor	1,045 sq ft	£20,000 pa exclusive

Description

Captain Cook Square is a vibrant modern open air shopping centre located adjacent to the towns bus station, comprising approximately 245,000 sq ft of shops and a 773 space multi storey car park. National multiples include TK Maxx, The Entertainer, Waterstones & Poundland.

Lane 7 (t/a Level X) opened in Q1 2023. Units are also under offer to cinema & bar/restaurant operators. Further opportunities are available for 2023 opening.

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 £4.00 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

VAT

All figures quoted are exclusive of VAT.

Further Information

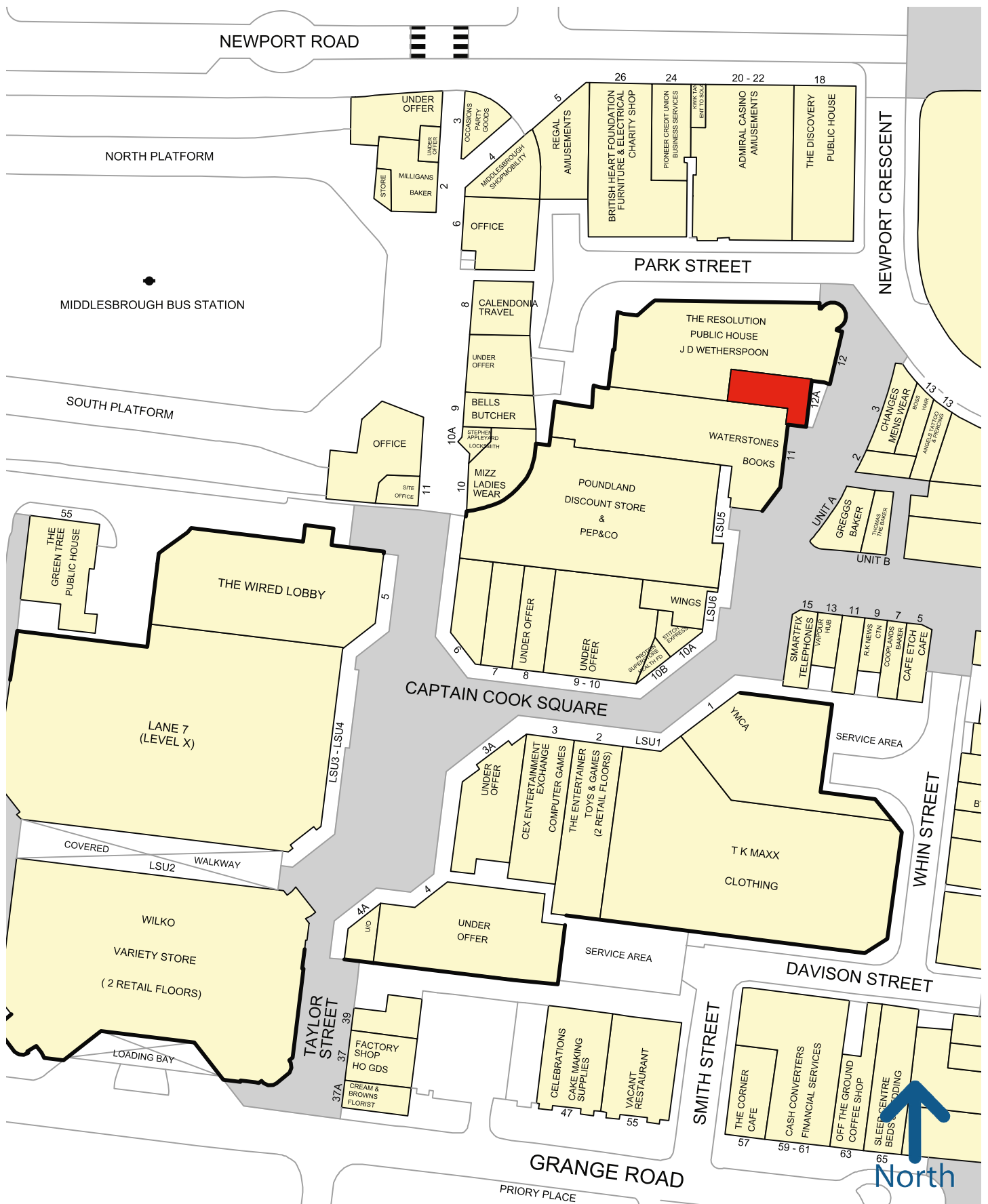
For further information please contact:

Ian Shorrock
 Praxis Retail
ian.shorrock@praxis.co.uk
 07775 706388

George Schofield
 Praxis Retail
george.schofield@praxis.co.uk
 07447 930205



CAPTAIN COOK SQUARE



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