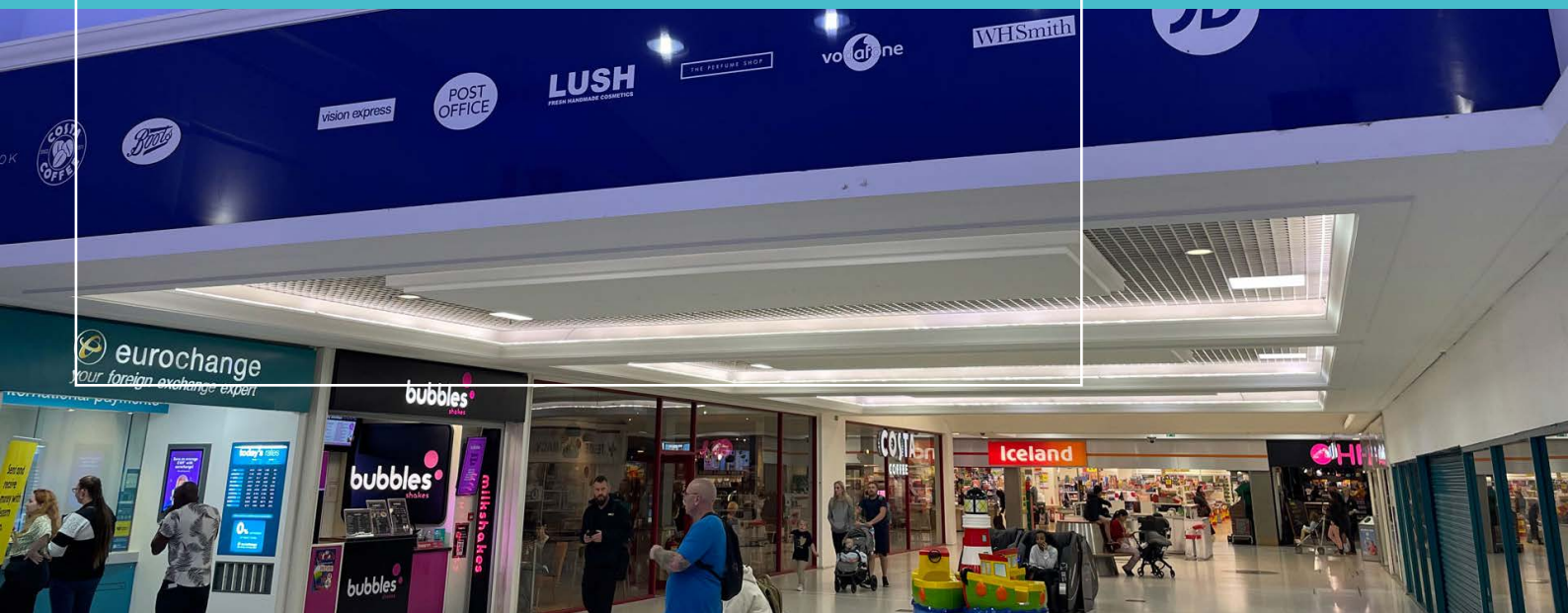


Middlesbrough | TS1 2LS

The Cleveland Centre

Retail Units To Let From 172 SQ FT



AT A GLANCE



FOOTFALL
7.9M



UNITS
63



CAR PARK SPACES
600





| UNIT | ACCOMMODATION | SIZE | RENT |
|-------------------|-----------------------------|----------------------------|----------------------|
| LSU 5 Centre Mall | Ground Floor First Floor | 9,605 sq ft 6,321 sq ft | Upon Application |
| 10 Newton Mall | Ground Floor First Floor | 1,182 sq ft 686 sq ft | £15,000 pa exclusive |
| 14 Wesley Mall | Ground Floor | 172 sq ft | £5,500 pa exclusive |
| 11 Centre Mall | Ground Floor First Floor | 2,332 sq ft 1,284 sq ft | £22,500 pa exclusive |
| 14 Centre Mall | Ground Floor | 417 sq ft | £12,500 pa exclusive |
| 16 Wesley Mall | Ground Floor | 334 sq ft | £8,500 pa exclusive |
| 12 Newton Mall | Ground Floor First Floor | 673 sq ft 234 sq ft | £12,500 pa exclusive |
| 98 Linthorpe Road | Ground Floor First Floor | 907 sq ft 789 sq ft | £20,000 pa exclusive |
| 35 Centre Mall | Ground Floor | 258 sq ft | £7,500 pa exclusive |
| 80 Linthorpe Road | Ground Floor First Floor | 645 sq ft 1,247 sq ft | £20,000 pa exclusive |

Description

The Cleveland Centre lies between the town's retail core and its Civic Centre and benefits from frontages onto both Linthorpe Road & Corporation Road. It comprises approximately 421,000 sq ft of shops with a 600 space roof top car park which provides direct access into the shopping centre. National multiples include Boots, New Look, JD, Deichmann, WH Smith & Iceland. The Civic Centre has recently undergone significant office development and public realm improvements and includes the Town Hall, Empire Theatre, library, Middlesbrough Institute of Modern Art, Council offices & Law Courts.

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 for each unit is calculated in accordance with its Rateable Value and not as an overall rate per sq ft. 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:

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