PRAXIS RETAIL

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

0333 320 8111

praxisretail.co.uk

UNIT	ACCOMMODATION	SIZE	RENT
11 Centre Mall	Ground Floor First Floor	2,332 sq ft 1,284 sq ft	£20,000 pa exclusive
16 Centre Mall	Ground Floor	404 sq ft	£10,000 pa exclusive
LSU 4 Centre Mall	Ground Floor First Floor	12,783 sq ft 4,074 sq ft	Upon application
LSU 5 Centre Mall	Ground Floor First Floor	9,607 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
12 Wesley Mall	Ground Floor	172 sq ft	£5,000 pa exclusive
86 Linthorpe Road	Ground Floor First Floor	1,529 sq ft 1,024 sq ft	£25,000 pa exclusive
98 Linthorpe Road	Ground Floor First Floor	907 sq ft 789 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 budget for the current year stands at £5.70 per sq. ft 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

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