

Lot 60, Unit 94a, Middleton Grange Shopping Centre, Hartlepool, County Durham TS24 7RZ

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Town Centre Retail Opportunity within Popular Shopping Centre

www.acuitus.co.uk

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Property Information

Town Centre Retail Opportunity within Popular Shopping Centre

- Retail Unit located within Middleton Grange Shopping Centre
- Approximately 638.05 sq. m. (6,867 sq. ft.) over ground and first floors
- Asset Management Opportunity with Occupier Interest
- Nearby retailers include Primark, Wilko, Specsavers, Boots Opticians, H&M, JD Sports, McDonalds, Bodycare and Sports Direct

Lot

60

Auction

21st September 2023

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

17 miles south-east of Durham, 20 miles north-east of Darlington

Roads

A19, A179, A689

Rail

Hartlepool Railway Station

Air

Durham Airport

Situation

Hartlepool is a port town and administrative centre of County Durham, approximately 17 miles south-east of Durham and 20 miles north-east of Darlington. The property is located within the heart of the Middle Grange Shopping Centre in a prominent position within Hartlepool, and is considered the major shopping destination for the area. Other retailers within the centre include Primark, Wilko, Specsavers, Boots Opticians, H&M, JD Sports, McDonalds, Bodycare and Sports Direct.

Tenure

Long Leasehold. Long Leasehold. Held for a term expiring 25th February 2069 at a peppercorn rent.

Description

The property comprises a retail unit arranged over ground and first floors. The unit benefits from a prominent entrance inside the Middleton Grange Shopping Centre as well as from Victory Square.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Retail Ancillary	481.09 156.96	(5,178) (1,689)	VACANT POSSESSION (1)
Total Approximate Floor Area		638.05	(6,867) (2)	

(1) The Vendor has agreed terms on a new lease, further details are available within the solicitors legal pack.

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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September 2020

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