

# Lot 36

£200,000 Per Annum

## Unit 94 & Unit 94A, Middleton Grange Shopping Centre, Hartlepool, County Durham TS24 7RZ

Town Centre Retail Investment within a Shopping Centre



### Key Details

- Majority let to B&M Retail Limited on a lease expiring October 2026
- Total area comprising approximately 40,000 sq ft
- Asset management opportunity to let vacant shop
- Prominent location within Middleton Grange Shopping Centre
- Nearby retailers include Primark, Wilko, Specsavers, Boots Opticians, H&M, JD Sports, McDonalds, Bodycare and Sports Direct
- Attractive Yield on Guide Price

### On instructions of Administrators

#### Location

**Miles:** 17 miles south-east of Durham  
20 miles north-east of Darlington  
**Roads:** A19, A179, A689  
**Rail:** Hartlepool  
**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.

#### Description

The property comprises two shops within a covered shopping centre. Unit 94 is arranged over ground and two upper floors, and 94a is located on the ground and first floor.

#### Tenure

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

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

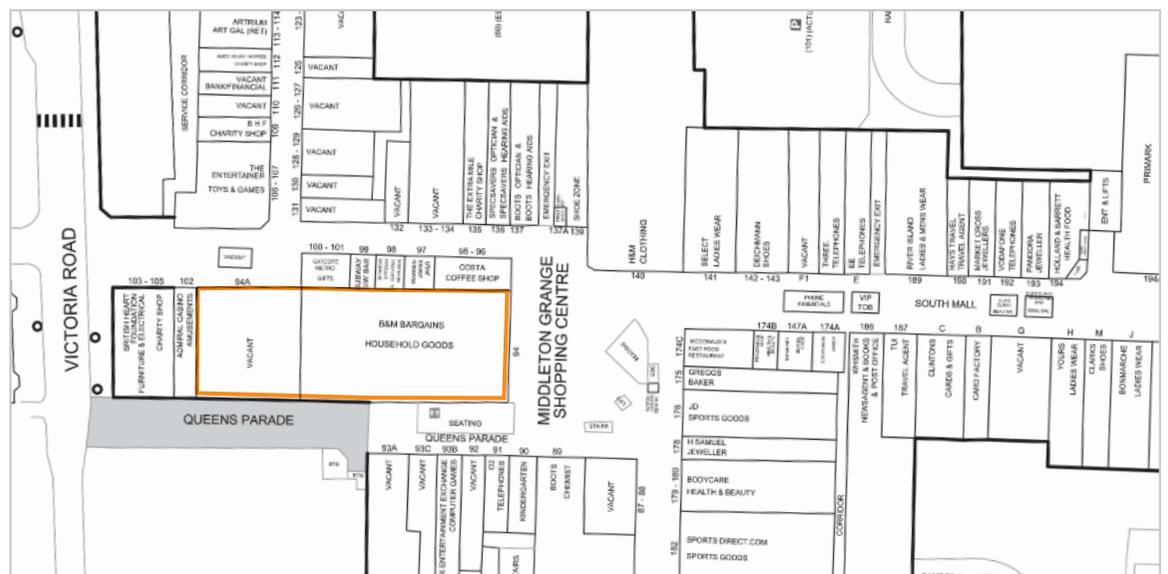
#### Energy Performance Certificate

C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
94	Ground	1,384.76 sq m (14,906 sq ft)	B & M Retail Limited (1)	Term of years expiring 9th October 2026	£200,000	(09/10/2026)
	First	1,696.78 sq m (18,264 sq ft)				
	Second	50.50 sq m (543 sq ft)				
	sub Total	3,132.04 sq m (33,713 sq ft)				
94a	Ground	493.09 sq m (5,307 sq ft)	Vacant			
	First	160.62 sq m (1,729 sq ft)				
	sub total	653.71 sq m (7,036 sq ft)				
<b>Total</b>		<b>3,785.75 sq m (40,750 sq ft)</b>			<b>£200,000</b>	

(1) For the year ended 31st March 2020, B&M Retail Ltd reported a turnover of £3.15bn, pre tax profit of £262m and a net worth of £806m (Source: Experian). 685 stores and 35,000 staff (Source: [bmstores.co.uk](http://bmstores.co.uk)).



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: Shoosmiths**  
Bethan Moore  
+44 (0)3700 865 573  
[bethan.moore@shoosmiths.co.uk](mailto:bethan.moore@shoosmiths.co.uk)