

Lot 33, Unit 94a, Middleton Grange Shopping Centre, Hartlepool, County Durham TS24 7RZ

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)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, Specsavers, Boots Opticians, H&M, JD Sports, McDonalds, Bodycare and Sports Direct

Lot

33

Auction

13th December 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, 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.

Planning

Hartlepool Borough Council has secured £13.8m from the governments Town Deal which was approved to be spent on the remodelling of Middleton Grange Shopping Centre by the Council's Finance and Policy Committee in August 2022. The project is aiming for completion by March 2026 and is currently at the design stage. Further details available at www.hartlepool.gov.uk

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 |
| Total Approximate Floor Area | | 638.05 | (6,867) (1) | |

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

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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

DLS Law

Gloucester House, 399 Silbury Blvd

Milton Keynes

MK9 2AH

Maninder Rupal

01908 924 200

maninder.rupal@dls-law.co.uk

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September 2020