To Let

- Large space retail unit (Formerly B&M)
- Ground floor- 8,670 sq. ft
- First floor-8,627 sq. ft
- Option to sub divide unit to suit individual requirement
- Nearby occupiers include Next, Clinkards, Live Well Centre, Games Workshop and Dundas Market
- Close to the Train Station, Boho zone and Middlehaven
- Low business rates
- 70,000 footfall per week
- Highly visible from A66 flyover

Good secondary Retail Unit

Unit 1, 7 Dundas Shopping Centre, Middlesbrough, TS1 1JA

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Chartered Surveyors and Property Consultants

Location

Middlesbrough Town Centre

Middlesbrough is the largest commercial centre between Leeds and Newcastle and is the dominant retail location within the Tees Valley, serving a catchment of 640,000. There are approximately 880,000 people within half an hour drive-time and 2.7 million within a 1 hour drive-time.

Middlesbrough had the second highest GVA growth rate in the consumer sector of any UK city in 2017.

The town centre is currently undergoing a major transformation, with an investment strategy of £700m being implemented by Middlesbrough Council over the next 5 years. Projects which will have a beneficial impact on Dundas Shopping Centre as a location are as follows:

- Middlesbrough Railway Station Redevelopment with direct trains to London.
- BoHo Next Generation (expansion of the digital office hub)
- Albert North regeneration on Albert Road
- Centre Square Office Scheme phases 1 and 2
- New and expanding residential community at Middlehaven

Further information on Middlesbrough's Transformation is available at www.investmiddlesbrough.co.uk.

Dundas Shopping Centre

Dundas Shopping Centre is one of the 4 primary shopping centres in Middlesbrough town centre and forms an important part of the shopper circulation around the 4 quadrants of the town's retail core.

The centre is home to a variety of local independent retailers. The centre incorporates the vibrant Dundas Market and the Live Well Centre in Dundas House.

The centre has the benefit of a 187 space basement car park, accessed from Wilson Street. The centre has an average weekly footfall of 70,000.

Description

The unit is prominently situated within Dundas Shopping Centre with entrance and shop front to the shopping mall and external frontage to Wilson Street.

The unit has service access from Dundas Mews and stairs and goods lift access to the first floor ancillary space.

The unit is suitable for sub division and could provide a range of size options from 1,200 sq. ft. upwards

Accommodation

Unit	m^2	ft^2
Ground floor sales	805.5	8,670.3
First floor sales / ancillary	801.5	8,627.2
TOTAL	**1,607**	**17,297.5**

Rates

The Valuation Office website shows a current rateable value of £70,000 per annum.

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2019/2020 period.

Enquiries regarding the actual amount should be directed to Middlesbrough Borough Council on 01642 726007.

Service Charge

The unit is subject to the shopping centre service charge.

Further details on application

Terms

The accommodation is available to let by way of a new lease for a term to be agreed.

Rental offers of £75,000 per annum are invited for the unit as a whole.

The unit is suitable for sub division into a maximum of 4 individual units from rentals of £15,000 per annum

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Energy Performance Certificate

This property has an energy rating of C(74). A full version of the EPC is available upon request.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction

Further Information

Strictly through the Joint Agents

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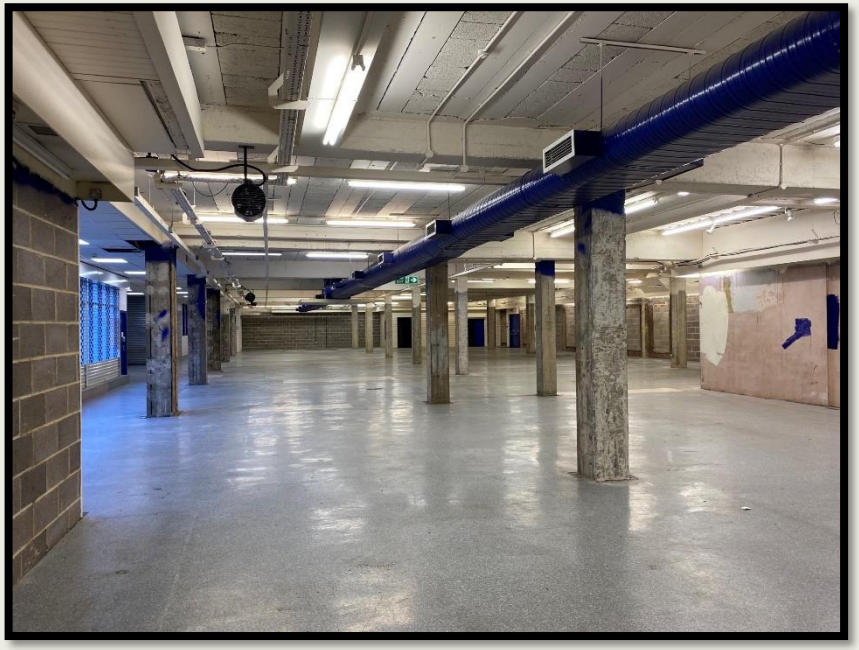
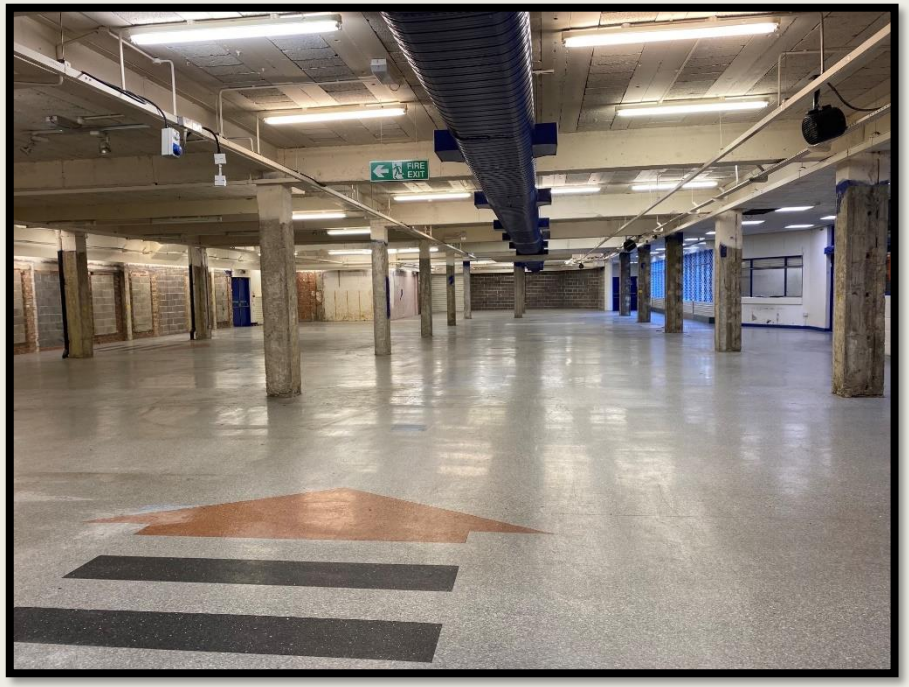
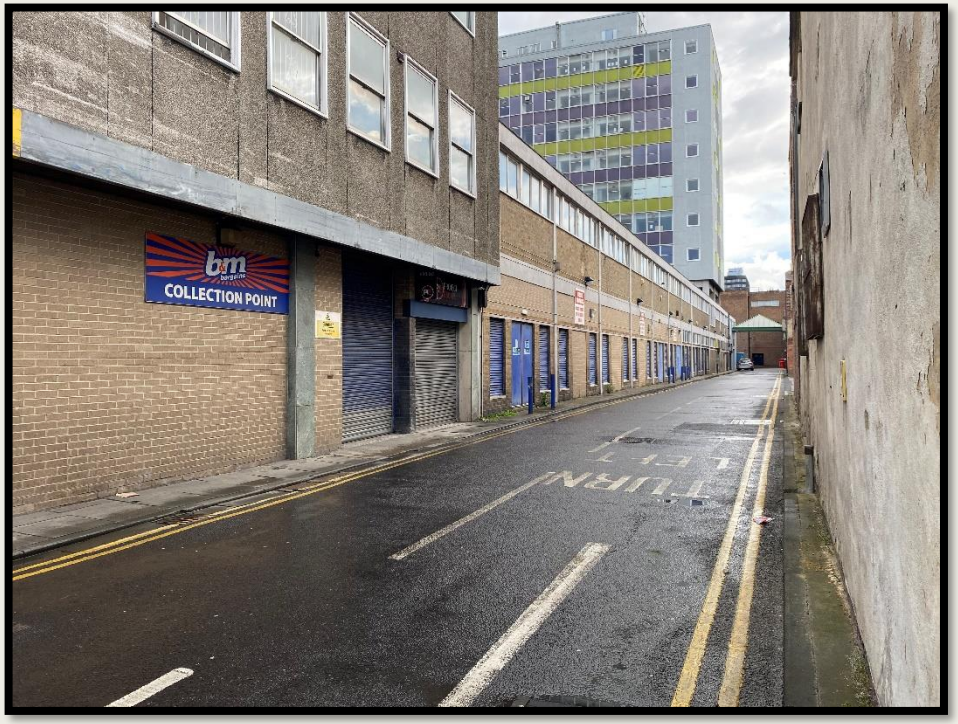
ANGUS : THURLBECK : FLETCHER

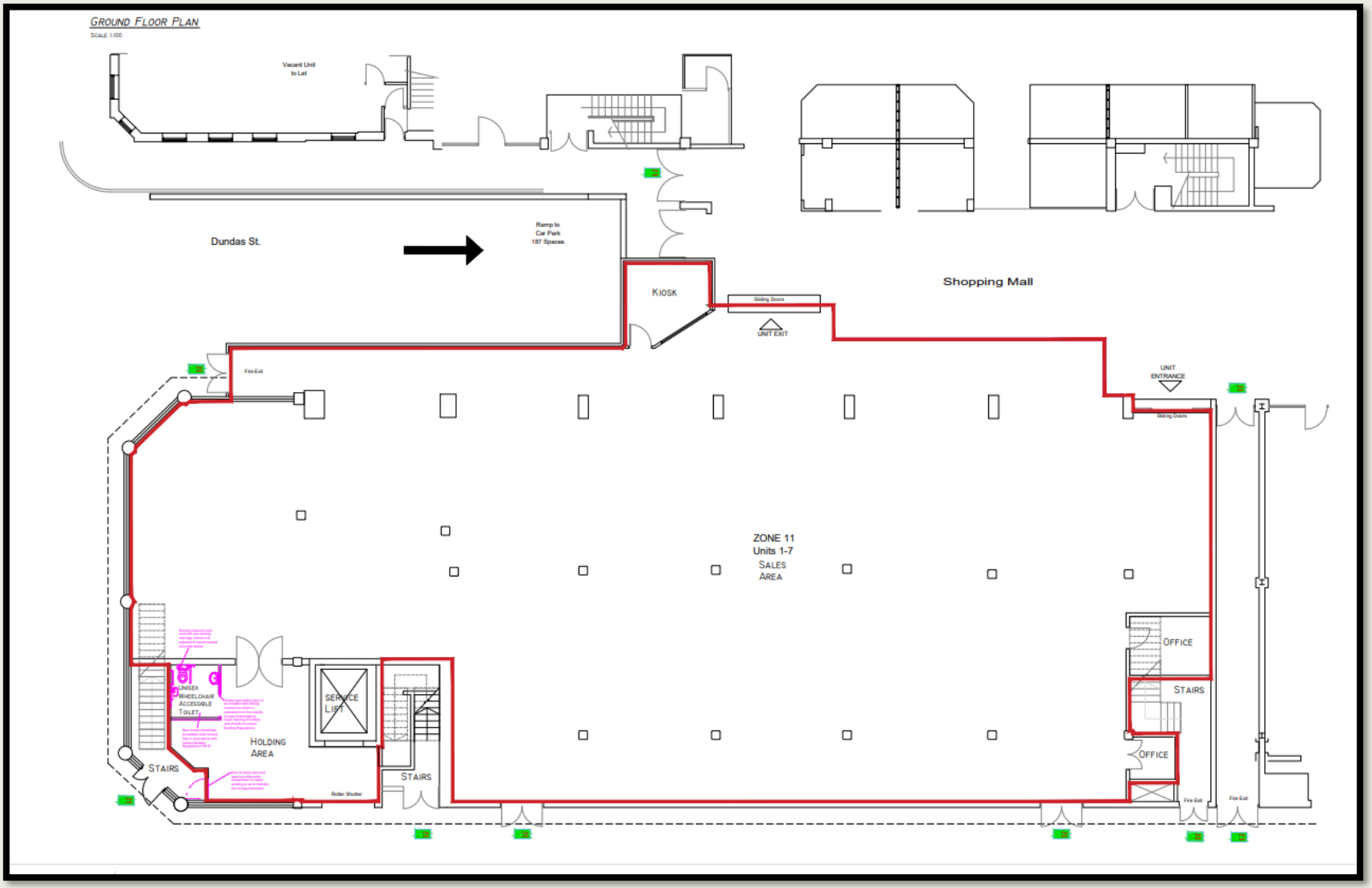
Pete Townsend
0191 280 4236
07713151970
Pete@atretail.co.uk




FIRE EXIT


COLLECTION POINT

Ground floor



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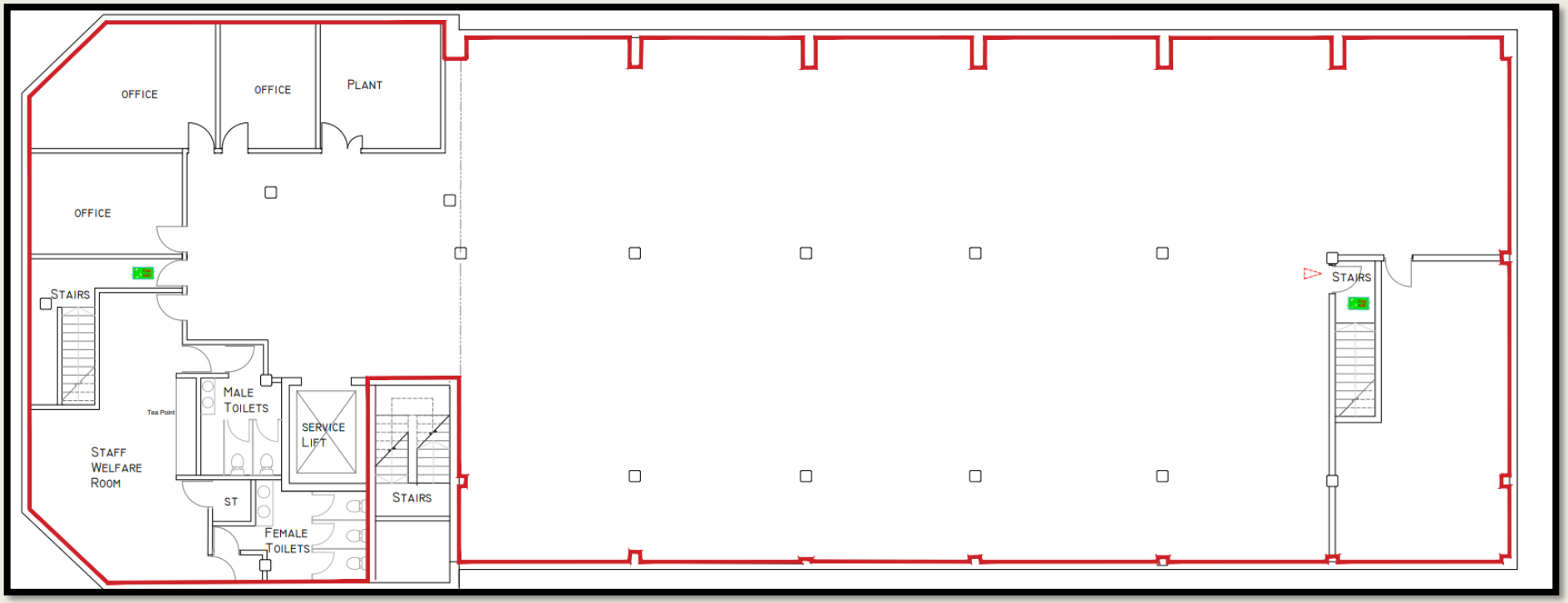
First floor


OFFICE
OFFICE
PLANT
OFFICE
STAIRS
Tea Point
MALE TOILETS
SERVICE LIFT
STAFF WELFARE ROOM
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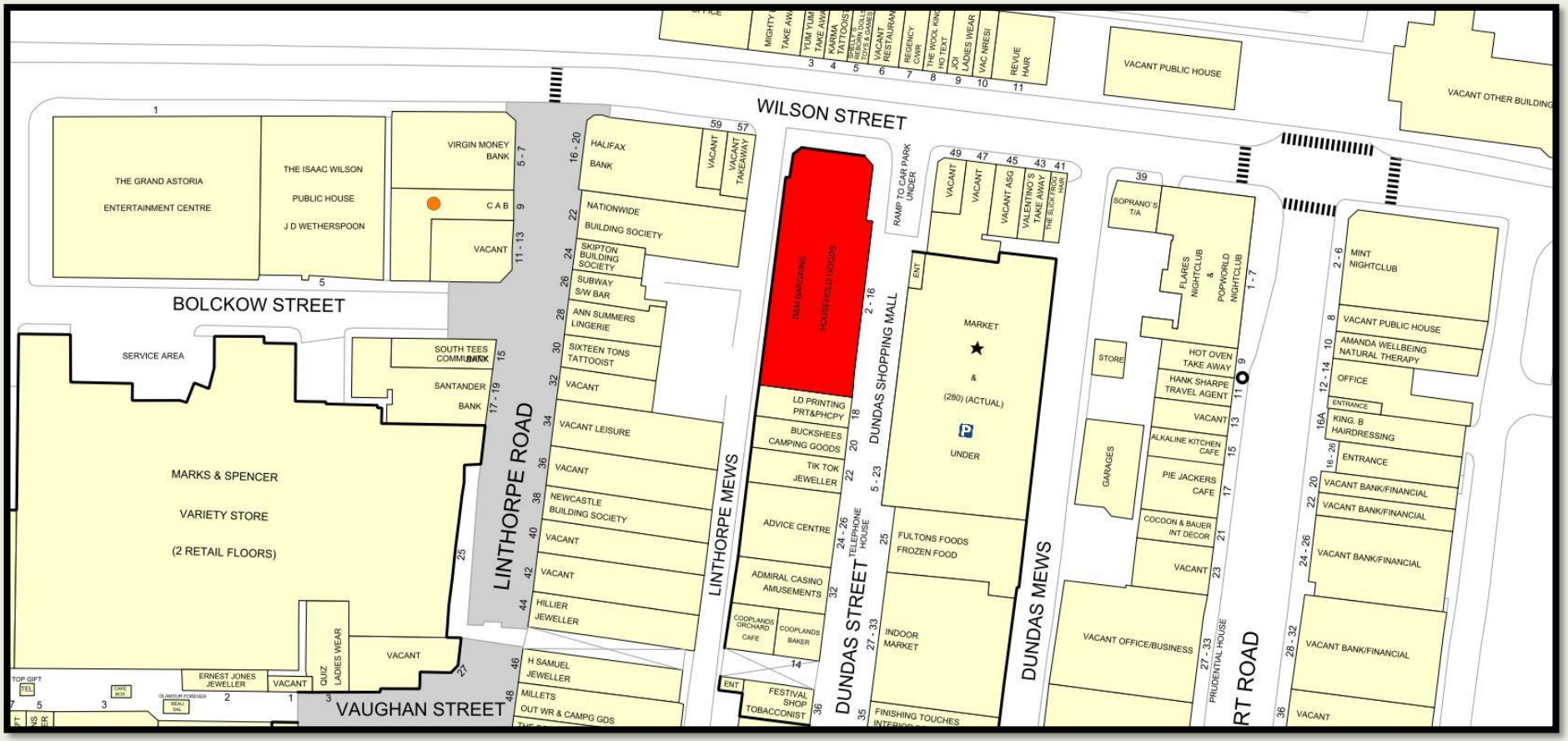
FEMALE TOILETS
STAIRS
STAIRS



Unit 1, 7 Dundas Shopping Centre, Middlesbrough, TS1 1JA

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