To Let

Ground floor net sales – 1,063 sq. ft

Nearby occupiers include Games Workshop, Next, Charles Clinkards, Heron, Festival Shop and Live Well Centre.

Close to the Train Station, Boho Zone and Middlehaven

Low business rates

Fully fitted bakery unit

Prominent corner position

Fringe Prime / Good secondary Retail Unit

Unit 32 Dundas Street, Middlesbrough, TS1 1HU

Dodds Brown
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 Zone (expansion of the digital and creative office hub)
- Albert North regeneration on Albert Road
- Centre Square Office Scheme
- New and expanding residential community at Middlehaven / St Hilda's
- Northern School of Art Middlesbrough Campus

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

The council has successfully bid for significant funding through the governments Town Fund and Future High Streets Fund and they are looking to carry out a number of projects in the town centre, which include a £35 million transformation of Middlesbrough Railway Station and Captain Cook Square which will become a leisure destination with around 300,000 sq. ft of space repurposed to create the largest cultural and leisure hub within a 50 mile radius

Middlesbrough Town Centre has recently been announced as a new "investment Zone" under the Mayoral Development Corporation with the aim of turbo charging regeneration

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 adjacent to the main entrance of the centre.

The unit is fully fitted out with bakery ovens, serving counters, fridges and food prep area.

The former Cooplands "orchard" café on the first floor is due to reopen under new ownership in June 2023

The unit has service access at the rear from Dundas Mews.

Accommodation

Shop width: 6.0m
Shop Depth: 19.83m

Floor	m^2	ft^2
Ground Floor	117	1,291
Total NIA	**179**	**1,922**

Rates

The Valuation Office website shows a 2023 rateable value of £16,250 per annum. (subject to appeal). Previous RV - £13,250 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2022/2023 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 is currently £3,009 plus VAT per annum.

Terms

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

Rental offers of £17,000 per annum are invited.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned.

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

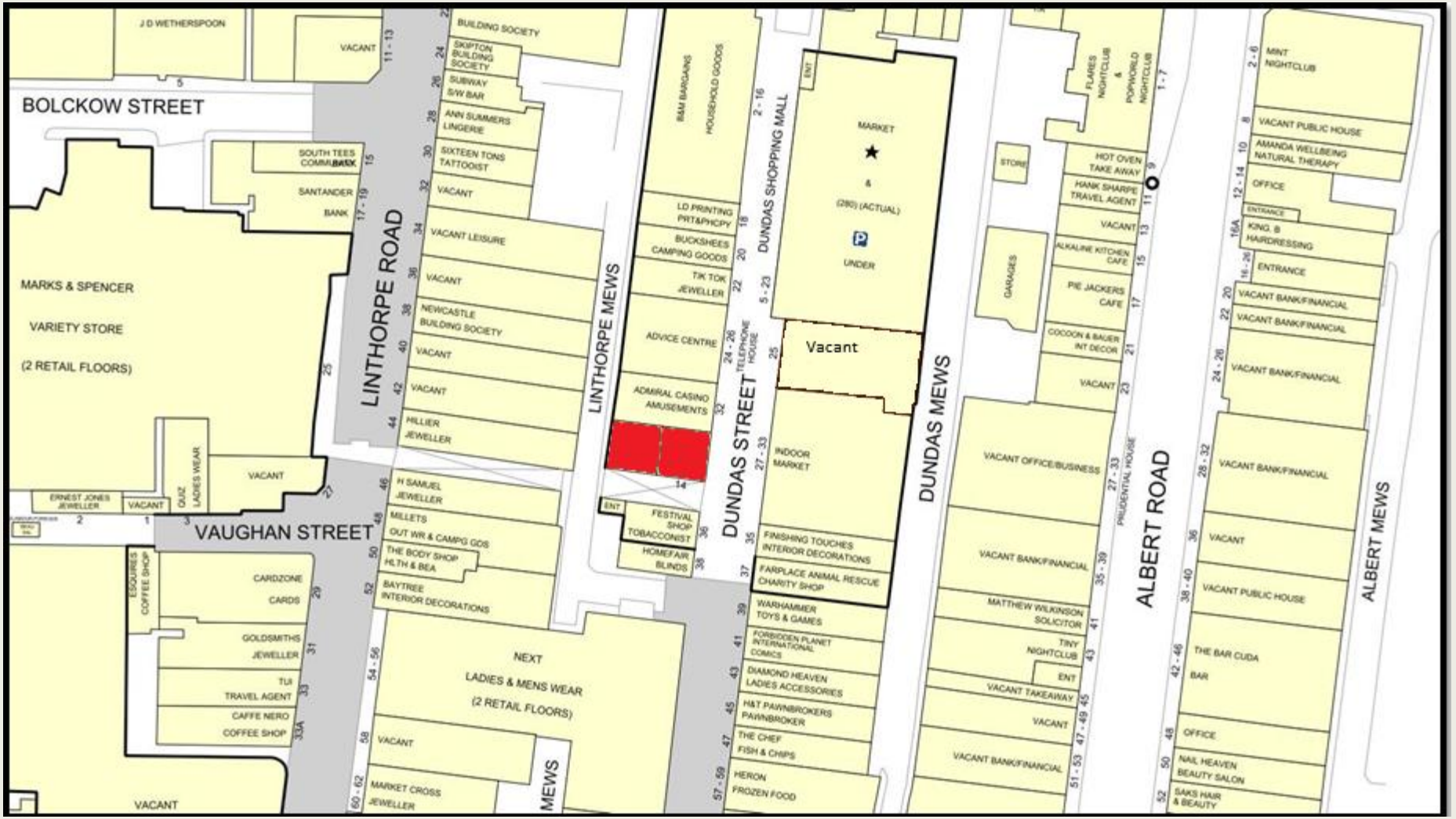
Strictly through the Sole Agents

Dodds Brown
01642 244 130
www.doddsbrown.co.uk

Richard Wilson
01642 244130
07894 256 309
r.wilson@doddsbrown.co.uk

Unit 32 Dundas Shopping Centre, Middlesbrough, TS1 1HR

Dodds Brown
Chartered Surveyors and Property Consultants



Unit 32 Dundas Shopping Centre, Middlesbrough, TS1 1HR

Misrepresentation Act 1967 Dodds Brown for itself and for the vendors or lessors of this property whose agents it is give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition necessary permissions to use and occupatio and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Dodds Brown has any authority to make give any representation or warranty in relation to this property

Dodds Brown
Chartered Surveyors and Property Consultants