

TO LET



PROPERTY SUMMARY

- 1,922 ft²
- Good Secondary/
Fringe Prime Retail Unit.
- Ground Floor sales
1,291 ft²
- First Floor Ancillary
660ft²

Nearby occupiers include Next, Clinkards and Games Workshop.

Retail Unit

41 Dundas Street, Middlesbrough, TS1 1HR



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](#)
- [Northern School of Art](#)

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 property comprises a self-contained retail unit with ground floor retail sales area, rear store with rear service access to Dundas Mews and first floor ancillary accommodation with male and female WCs.

Shop width: 6.0m
Shop Depth: 19.83m

Floor	m ²	ft ²
Ground Floor	117	1,291
First floor	61	660
Total NIA	179	1,922

Rates

The valuation office website shows a 2023 rateable value of £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 payable should be directed to Middlesbrough Council on 01642 726007.

Terms

The accommodation is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental offers of £22,000 per annum are invited. The unit is currently occupied and is available from July 2023.

Unit 41 Dundas Street, Middlesbrough, TS1 1HR



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

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www.doddsbrown.co.uk

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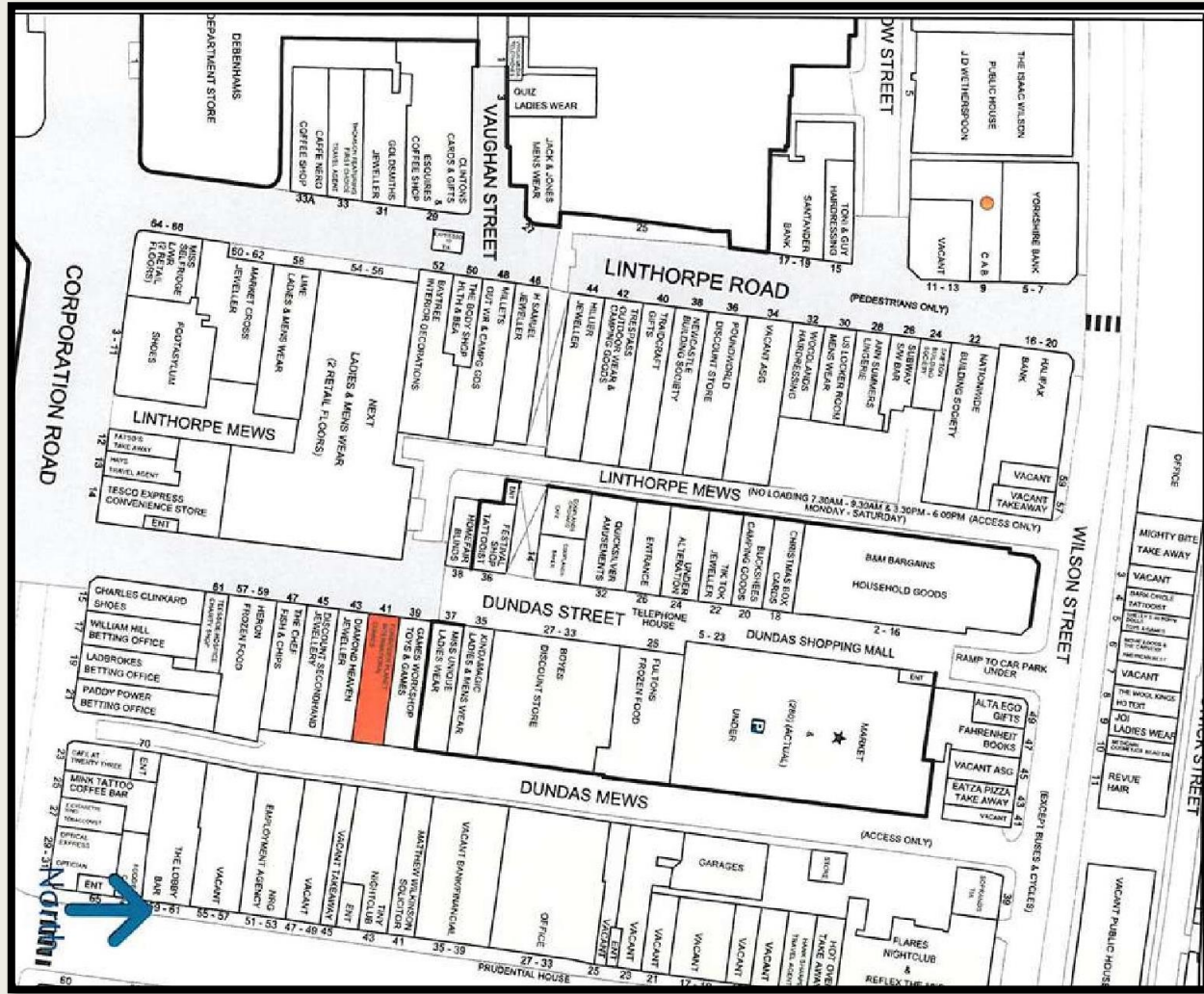
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