

# To Let

Furniture  
Mirrors  
Beds

## FINISHING TOUCHES



### PROPERTY SUMMARY

- Prominent retail unit

Nearby occupiers include Games Workshop, Next, Heron, Festival Shop.

Close to the Train Station, Boho zone and Middlehaven.

Business rates below SBRR threshold.

**Prominent retail unit**

**Unit 31, Dundas Shopping Centre, 35 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 2.7million within a 1 hour drive-time.

The town centre is currently undergoing a major transformation, with an investment strategy of £700m being implemented by Middlesbrough Council and Middlesbrough Development Corporation.

Further information on Middlesbrough's Transformation is available at [www.investmiddlesbrough.co.uk](http://www.investmiddlesbrough.co.uk).

A newly opened STACK development has also opened close by that features street food outlets and live music events.

### Dundas Shopping Centre

The centre is home to a variety of local independent retailers including Dundas Indoor Market.

Nearby occupiers include Festival Shop, Games Workshop, Next and Hilliers Jewellers.

The centre has the benefit of a 187-space basement car park, accessed from Wilson Street

## Description

The unit is prominently situated on Dundas Street just outside Dundas Shopping Centre with prominent entrance and shop front benefitting from a return frontage.

Nearby occupiers include Games Workshop (Warhammer), Heron, Next and Festival Shop

The premises provides a well laid out modern retail unit over two floors.

## Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	121	1,302
First floor ancillary	59	630
<b>TOTAL</b>	<b>179</b>	<b>1,932</b>

## Rates

The valuation office shows a rateable value of £19,500 per annum.

Estimated rates payable would be £9,503 per annum.

The current UBR (Uniform Business Rate is 49.9 pence in the pound for the 2025-26 period. For the exact amount payable, please call Middlesbrough Council on 01642 729007.

## Terms

The accommodation is available to let by way of a new effectively full repairing and insuring lease, subject to a 5 yearly upward only rent review.

Rental offers of £15,000 per annum are invited.

## Service Charge

The unit is subject to the shopping centre service charge. Details on application.

## VAT

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

## Legal Costs

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

## Energy Performance Certificate

This property has an energy rating of E(111) A full copy of the EPC is available upon request.

## Further Information

Strictly through the Sole Agents Dodds Brown

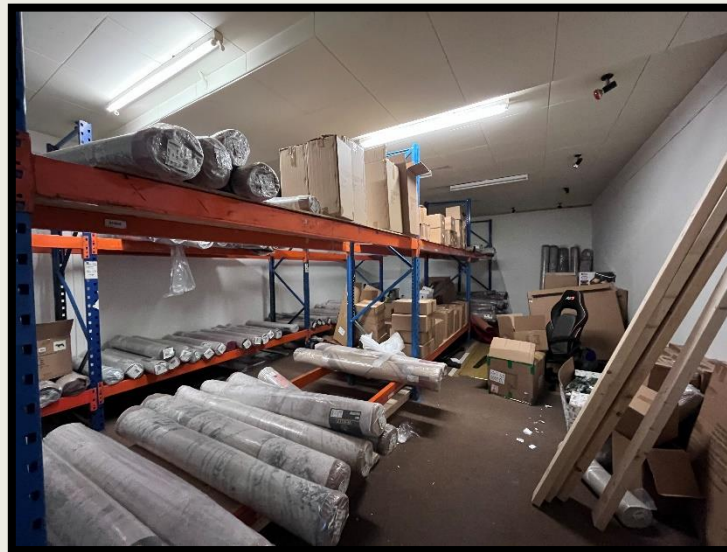


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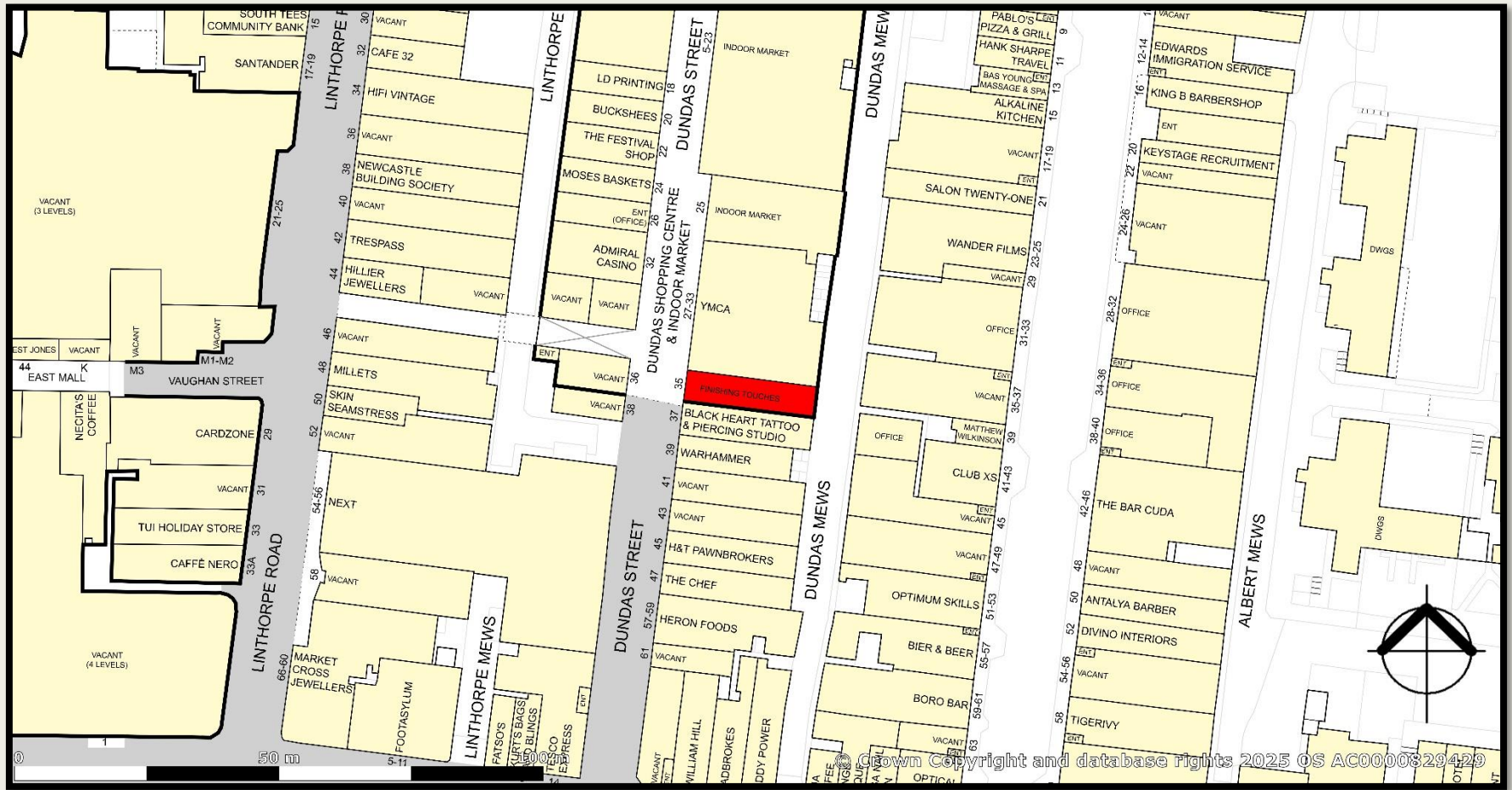
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# Unit 31 Dundas Shopping Centre, 35 Dundas Street, Middlesbrough, TS1 1HR

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