

# To Let

Ground floor net sales –  
1,262 sq. ft

First floor net sales /  
ancillary – 660 sq. ft

Nearby occupiers include  
Next, Clinkards, Games  
Workshop and Dundas  
Indoor Market

Middlesbrough had 2<sup>nd</sup>  
highest GVA growth rate  
in consumer sector in the  
UK in 2017

Close to the Train Station,  
Boho zone and  
Middlehaven

Low business rates

**Fringe Prime Retail Unit**  
**43 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 / St Hilda's](#)
- [Northern School of Art Middlesbrough Campus](#)

Further information on Middlesbrough's Transformation is available at [www.investmiddlesbrough.co.uk](http://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 kitchen, male and female WCs.

The unit is currently fitted out as a beauty salon and fitted out to a high standard

Shop width: 5.67m (18'5")

Shop Depth 21.83m (71' 5")

## Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Ground floor retail	117	1,262
First floor	61	660
<b>TOTAL NIA</b>	<b>179</b>	<b>1,922</b>

## Rates

The Valuation Office website shows a current rateable value of £13,250 per annum.

Challenge pending on the new assessment.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2023/2024 period.

## 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.

## Service Charge

The unit is subject to the shopping centre service charge.

Further details on application

## Energy Performance Certificate

An EPC has been commissioned and will be available upon request.

## VAT

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

## Legal Costs

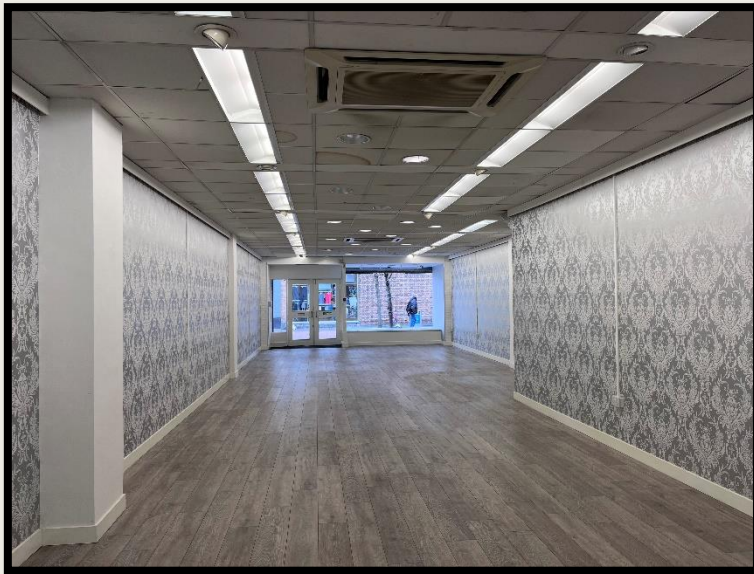
Each party to bear their own legal costs in connection with this transaction.

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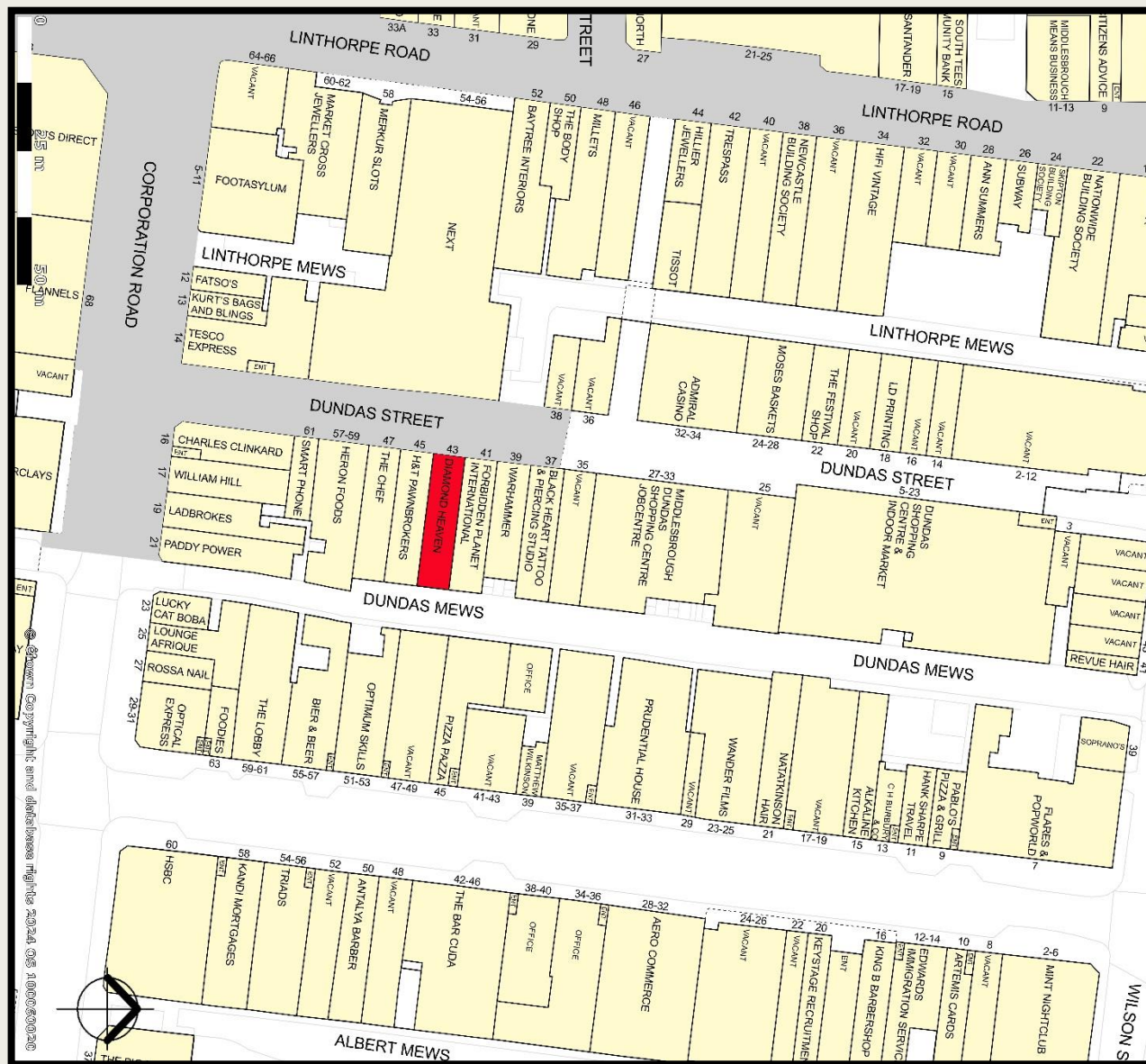


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