

To Let

Ground floor net sales –
from 2,500 sq. ft.
First floor ancillary – 389
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 retail unit

Fringe Prime / Good secondary Retail Unit
Unit 25 Dundas Shopping Centre, 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 unit is prominently situated within Dundas Shopping Centre opposite the entrance for Dundas House and adjacent to Dundas Indoor Market.

The unit has service access at the rear from Dundas Mews and a office and toilet on the first floor to the rear.

Accommodation

Shop width	11m	36 ft
Shop depth	19m	62 ft

Unit	m ²	ft ²
Ground floor sales	237.19	2,553
First floor sales / ancillary	36.14	389
TOTAL	273.33	2,942

Rates

The Valuation Office website shows a current rateable value of £27,250 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2021/2022 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 £19,000 per annum are invited.

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Energy Performance Certificate

This property has a Energy Performance rating of D(100). A full copy 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



Dodds Brown

01642 244 130

www.doddsbrown.co.uk

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



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