



The Brickyard Bakery To Let

Ground floor net sales –
884 sq. ft

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

Close to the Train Station,
Boho Zone and
Middlehaven

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 2.7million 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.

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.

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

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 unit has service access at the rear from Dundas Mews.

Accommodation

Shop width: 6.0m
Shop Depth: 19.83m

Floor	m²	ft²
Ground Floor	82.12	884
Total NIA	82.12	884

Rates

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

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2024/2025 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 £17,500 per annum are invited.

Energy Performance Certificate

The property has an Energy Performance Rating of B(38). A full copy of this certificate 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 Sole Agents



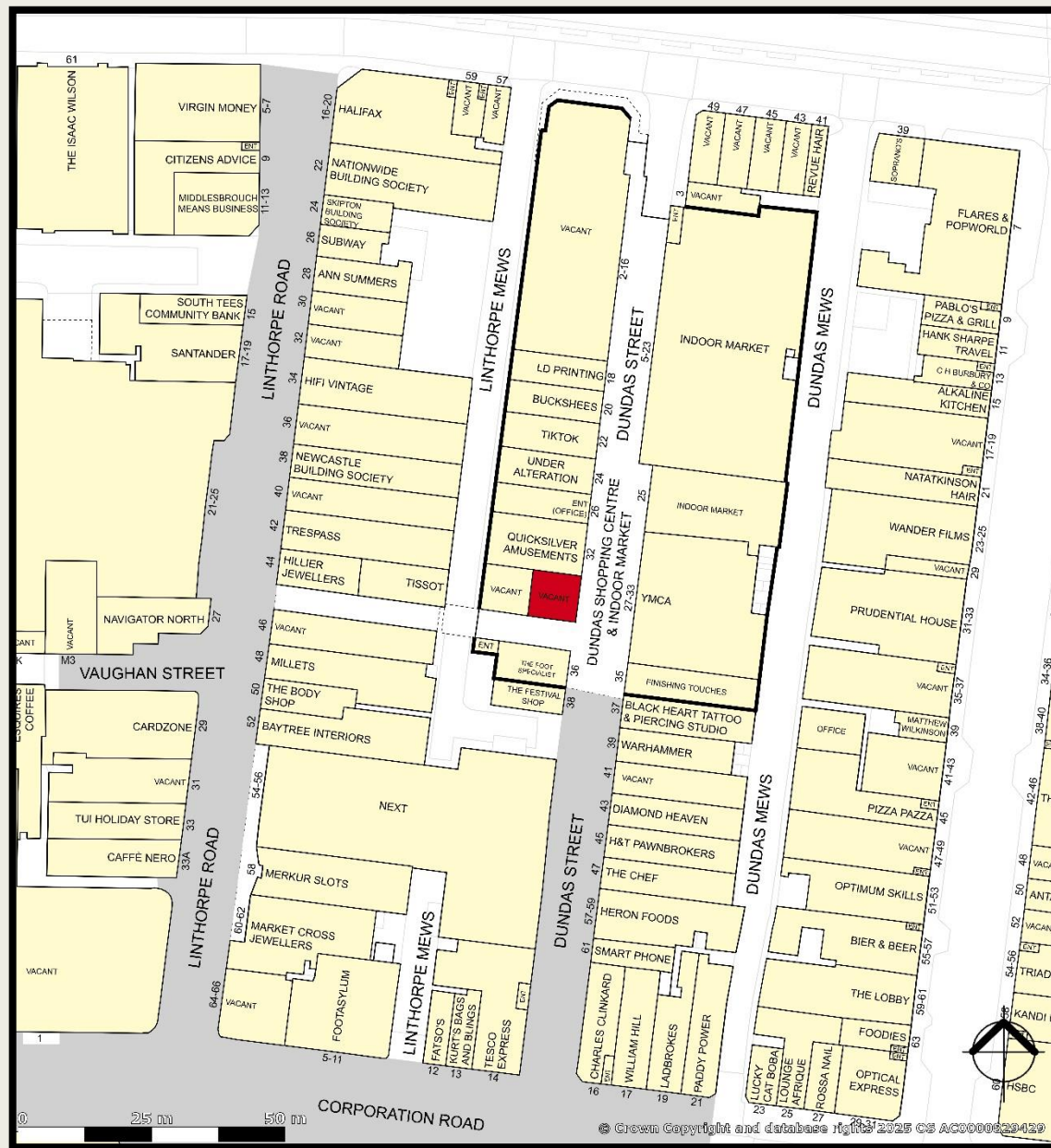
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Unit 32 Dundas Shopping Centre, Middlesbrough, TS1 1HR



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