

TO LET



PROPERTY SUMMARY

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

Nearby occupiers
include Next, Clinkards
and Games Workshop.

Retail Unit
41 Dundas Street, Middlesbrough, TS1 1HR



Dodd's 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:

- £35 million redevelopment of Middlesbrough Railway Station introducing direct trains to London.
- BoHoZone (expansion of the digital and creative office hub) immediately to the north
- Albert North regeneration on Albert Road
- Centre Square office scheme
- Union Village – A new residential community at Middlehaven
- The Muddler Restaurant moving close by to an historic location in Exchange Square.

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.

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 incorporates the vibrant Dundas Market, which is the home to a variety of local independent retailers.

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

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

Energy Performance Certificate

This property has an Energy Performance rating of D(87). A full copy of the certificate is available upon request.

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 2024-2025 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 £12,000 per annum are invited

Service Charge

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

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.

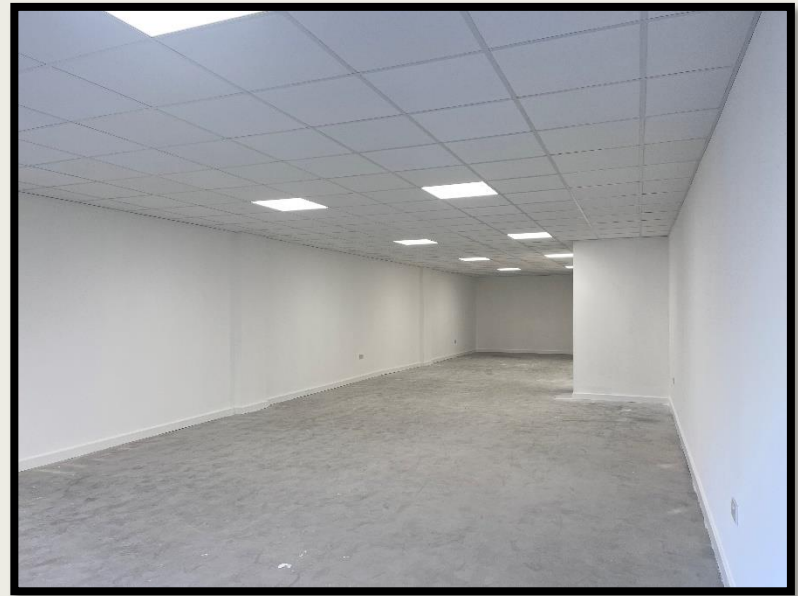
Further Information

Strictly through the Sole Agents. Richard Wilson at Dodds Brown

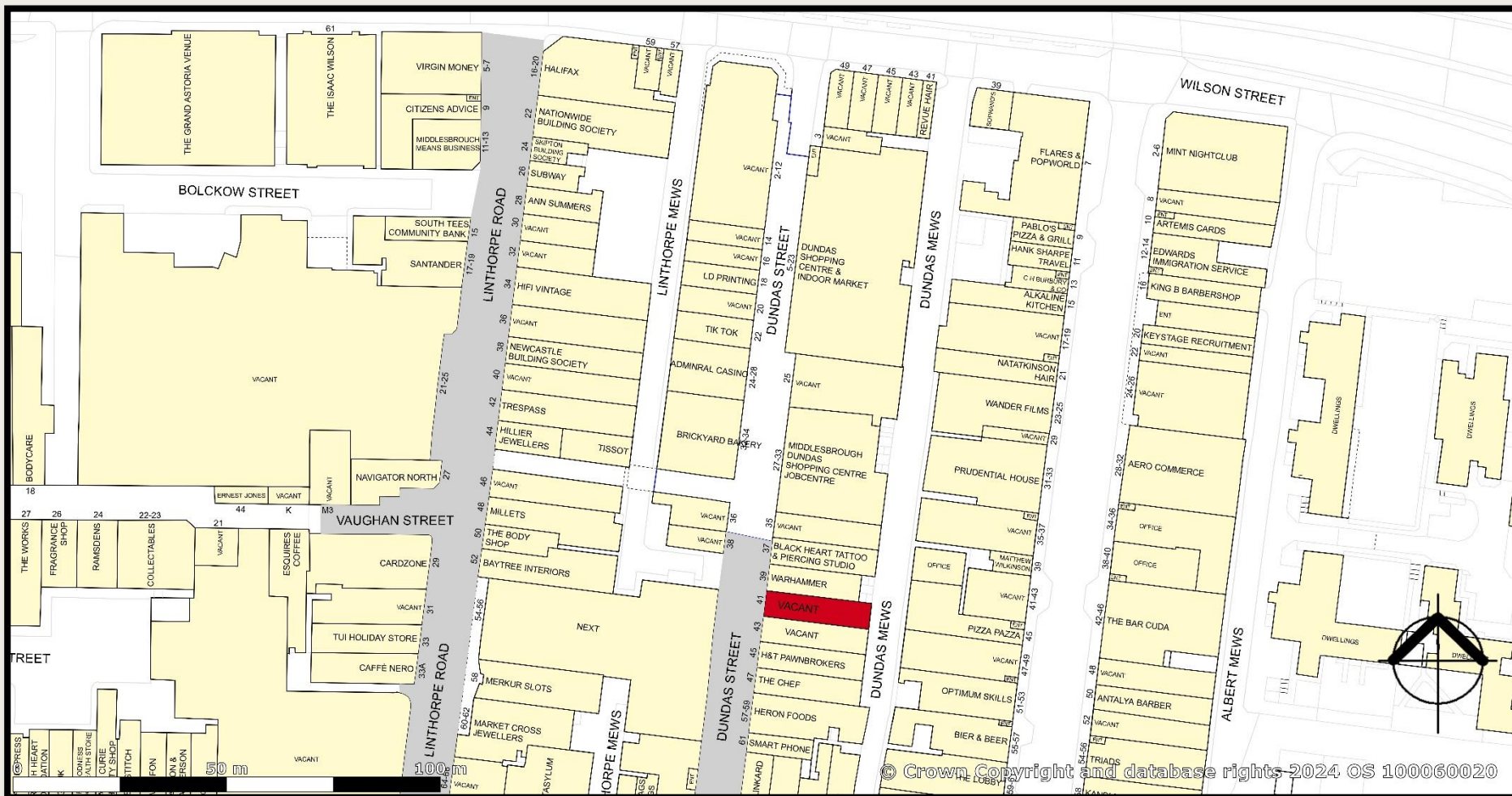
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