

A wide-angle photograph of a modern shopping centre corridor. The ceiling is white with recessed rectangular skylights and circular spotlights. The floor is made of light-colored square tiles. On the left, there are green double doors with a white exit sign above them. To the right, there are several retail units with large glass windows and doors. A black sign with white text and an arrow points towards the 'DUNDAS CAR PARK'. Silhouettes of several people are walking through the corridor, giving a sense of scale and activity.

To Let

903 sq. ft

Nearby occupiers include Next, Games Workshop and Dundas Market

Close to the Train Station, Boho Zone and Middlehaven

Highly visible from A66 flyover

Dundas Shopping Centre is home to a wide range of local independent retailers and leisure.

Close to the Railway Station, Boho Zone and Middlehaven

Good Secondary Retail Unit

Unit 2, Dundas Shopping Centre, Middlesbrough, TS1 1JA



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:

- £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 is home to a variety of local independent retailers. The centre incorporates the vibrant Dundas 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.

The unit has service access from Dundas Mews.

Accommodation

Unit	m ²	ft ²
Unit 2	83.9	903
TOTAL	83.9	903

Service Charge

The unit is subject to the shopping centre service charge.

Further details on application

Rates

To be re-assessed.

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2024/2025 period.

Enquiries regarding the actual amount should be directed to Middlesbrough Borough Council on 01642 726007.

Terms

The accommodation is available to let by way of a new lease for a term to be agreed.

Rental offers of £12,000 per annum are invited for the unit.

Energy Performance Certificate

This property has an energy rating of C(74). A full version 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 Sole Agents



Richard Wilson
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Unit 2, Dundas Shopping Centre, Middlesbrough, TS1 1JA

Wilson Street view

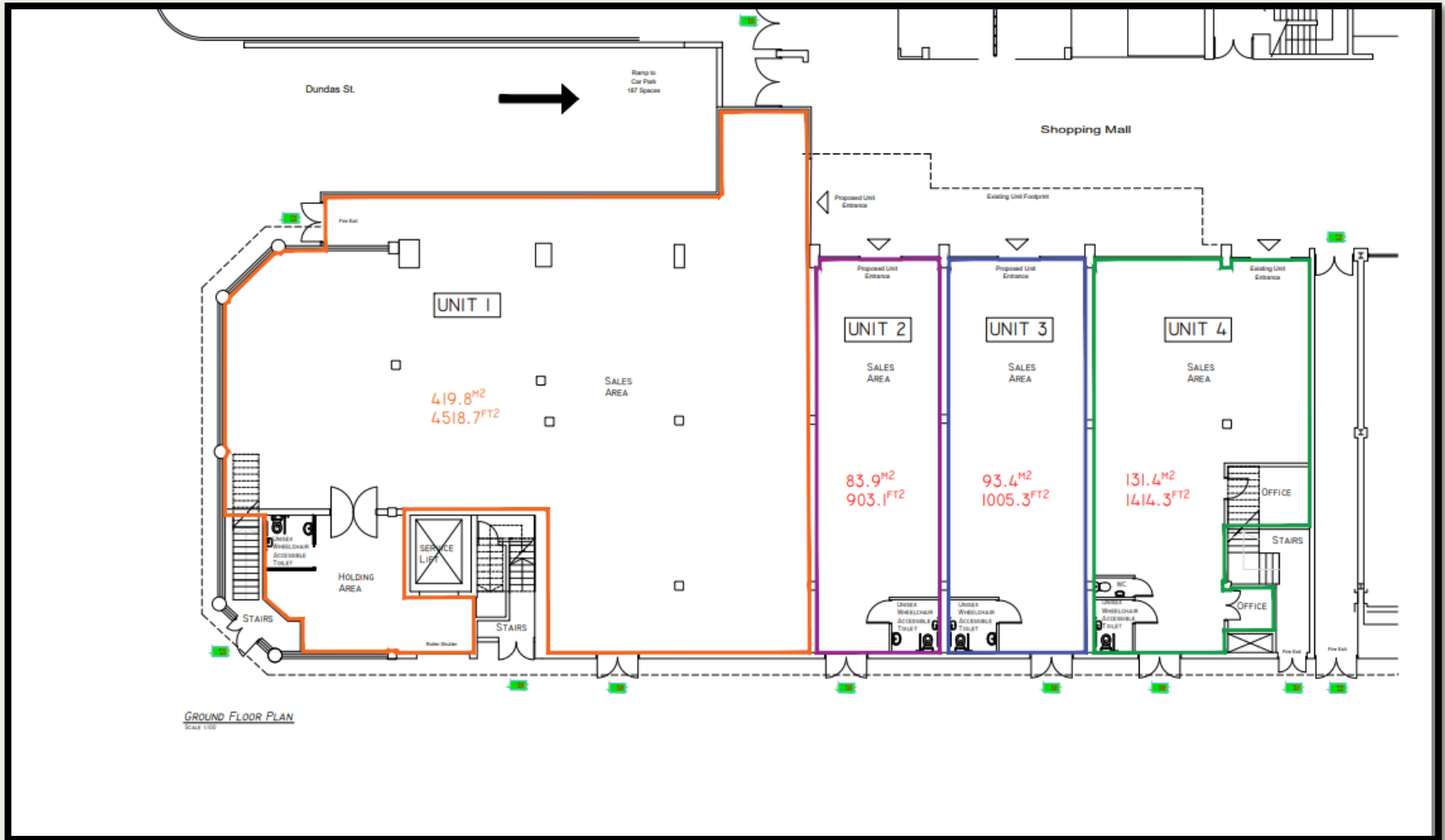


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Sub divided units



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