



**To Let**

**1,005 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 3, 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](http://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 <sup>2</sup>	ft <sup>2</sup>
Unit 3	93.4	1,005
<b>TOTAL</b>	<b>93.4</b>	<b>1,005</b>

### 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 49.9 pence in the pound for the 2024/2025 period.

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

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

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## Wilson Street view

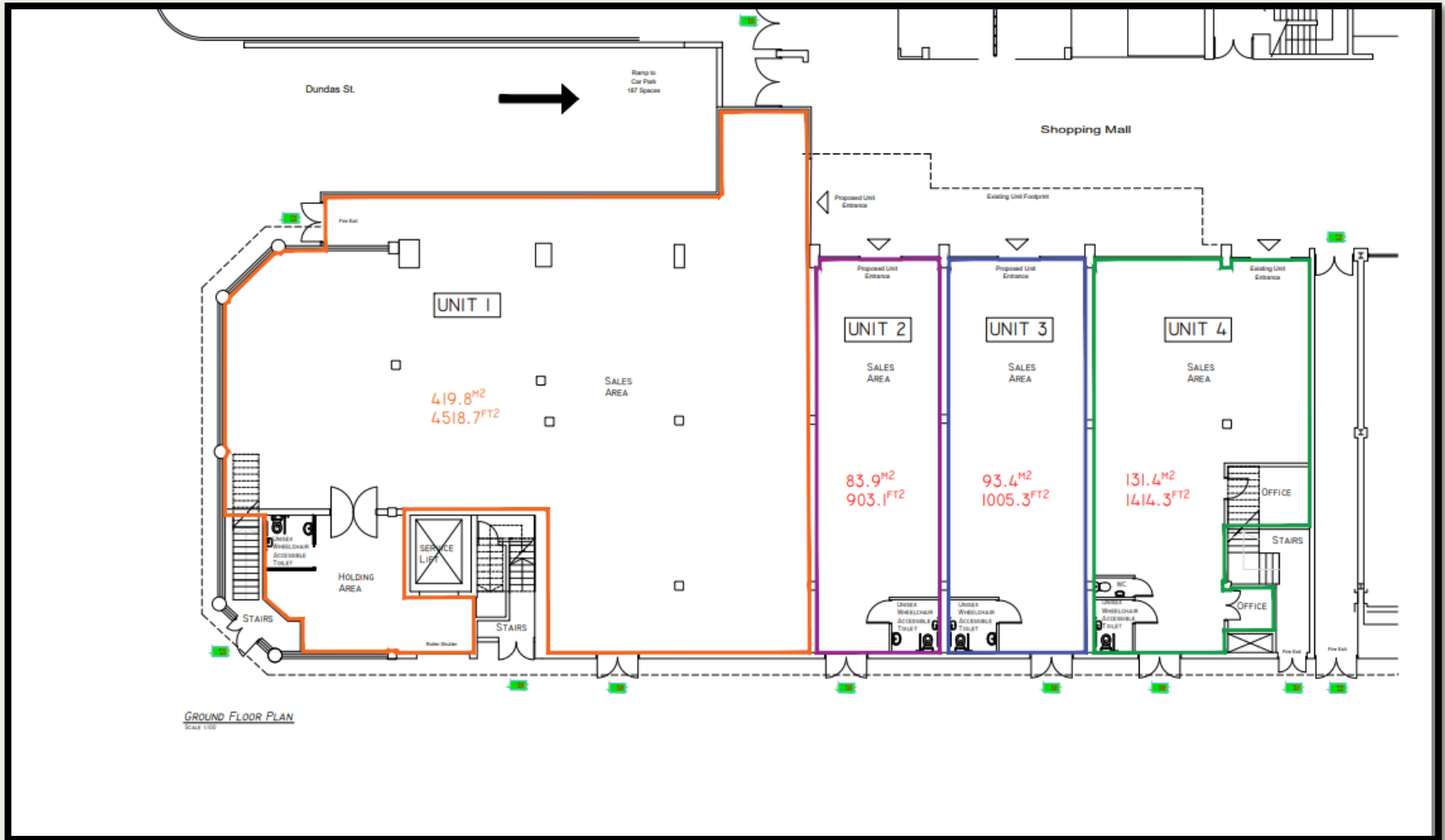


Unit 3 Dundas Shopping Centre, Middlesbrough, TS1 1JA



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# Sub divided units



## Unit 3, Dundas Shopping Centre, Middlesbrough, TS1 1JA

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