

MIDDLESBROUGH TS1 5UA

18 NEWPORT CRESCENT, UNIT 12A CAPTAIN COOK SQUARE

FORMER BOOKMAKERS IN RAPIDLY EVOLVING SCHEME

LOCATION

Middlesbrough is receiving huge **investment** on projects such as **Teesside Freeport, AMP (Advanced Manufacturing Park)** and the **Boho Zone** (residential, media and digital hub). The High Street Fund is helping to transform **Captain Cook Square** into a **regional leisure hub**.

Lane 7 trading as Level X (bowling, karting, crazy golf and more) and **The Wired Lobby (e-sports, gaming arena and sports bar)** are already trading whilst **Fun Shack/InflateSpace, Wendy's Burgers and Bazaar Kitchen Restaurant** will open shortly.

The subject premises are in a very central link mall between **Newport Road** and the **main square**, surrounded by **Waterstones, Poundland, Greggs** and long-established **Changes Menswear**.

ACCOMMODATION

We understand the premises provide the following approximate dimensions and net floor areas:

Gross Frontage	9.10 m	29'10"
Return Frontage	3.58 m	11'09"
Internal Width (max)	8.65 m	28'04"
Internal Width (min)	6.02 m	19'09"
Shop Depth	11.66 m	38'03"
Ground Floor Sales/Staff	97.08 sq m	1,045 sq ft

RENT

£ 20,000 per annum exclusive of rates and service charge.

LEASE

The premises are offered on a new effectively FRI lease for a term to be agreed, subject to upward-only rent reviews every 5 years.



RATES

We are advised the property is assessed as follows:

Rateable Value (April 2023)	£15,000.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£ 7,485.00
Estimated Payable with Retail Relief	£ 1,871.25

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

SERVICE CHARGE

We understand the annual service charge for 2024 is £4,064.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan :

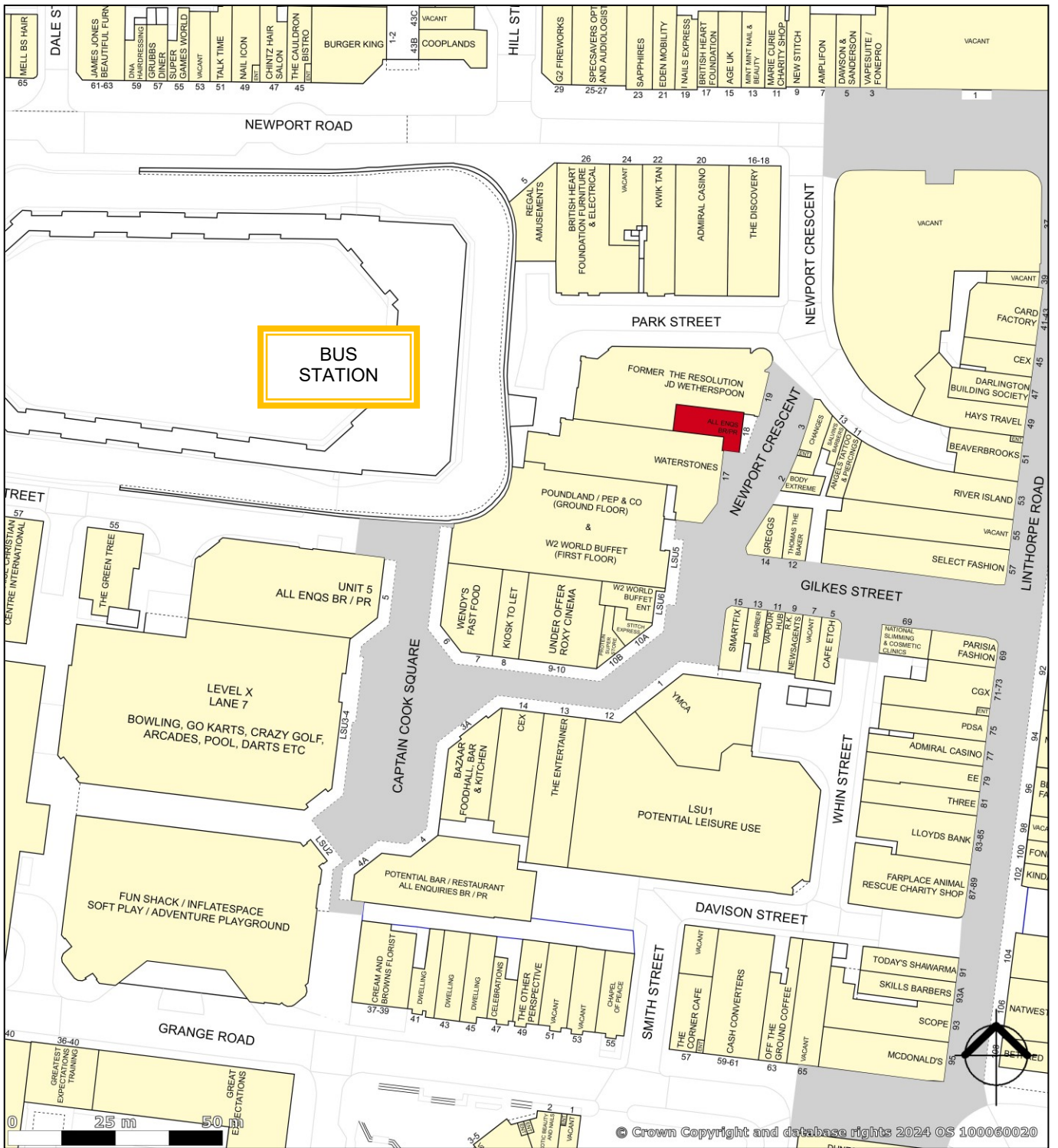
Jason Oddy D: 0113 383 3759
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or our joint agents Praxis:-

Chris Hovington M: 07770 935529

SUBJECT TO CONTRACT



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