

MIDDLESBROUGH TS1 5UB

UNIT 4/4A CAPTAIN COOK SQUARE

PRIME LEISURE UNIT WITH OUTDOOR SEATING

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), Fun Shack/InflateSpace (trampolines, slides, softplay, climbing frames and games), Wendy's Burgers and Bazaar Kitchen Restaurant are all now trading.

A **cinema** is scheduled to open in 2025.

The subject premises occupy a prominent location overlooking the main piazza and benefiting from its proximity to the **bus station, multi-storey car park** and **taxis** on Grange Road.

ACCOMMODATION

We understand the premises provide the following approximate GIA floor areas:

Ground Floor	582.97 sq m	6,275 sq ft
First Floor	255.02 sq m	2,745 sq ft
Potential Roof Terrace	278.71 sq m	3,000 sq ft

RENT

Offers are invited in the region of £100,000 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

The premises have still to be assessed but we anticipate a Rateable Value in the region of £75,000.

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

The 2024 annual service charge is £28,804 per annum.

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:

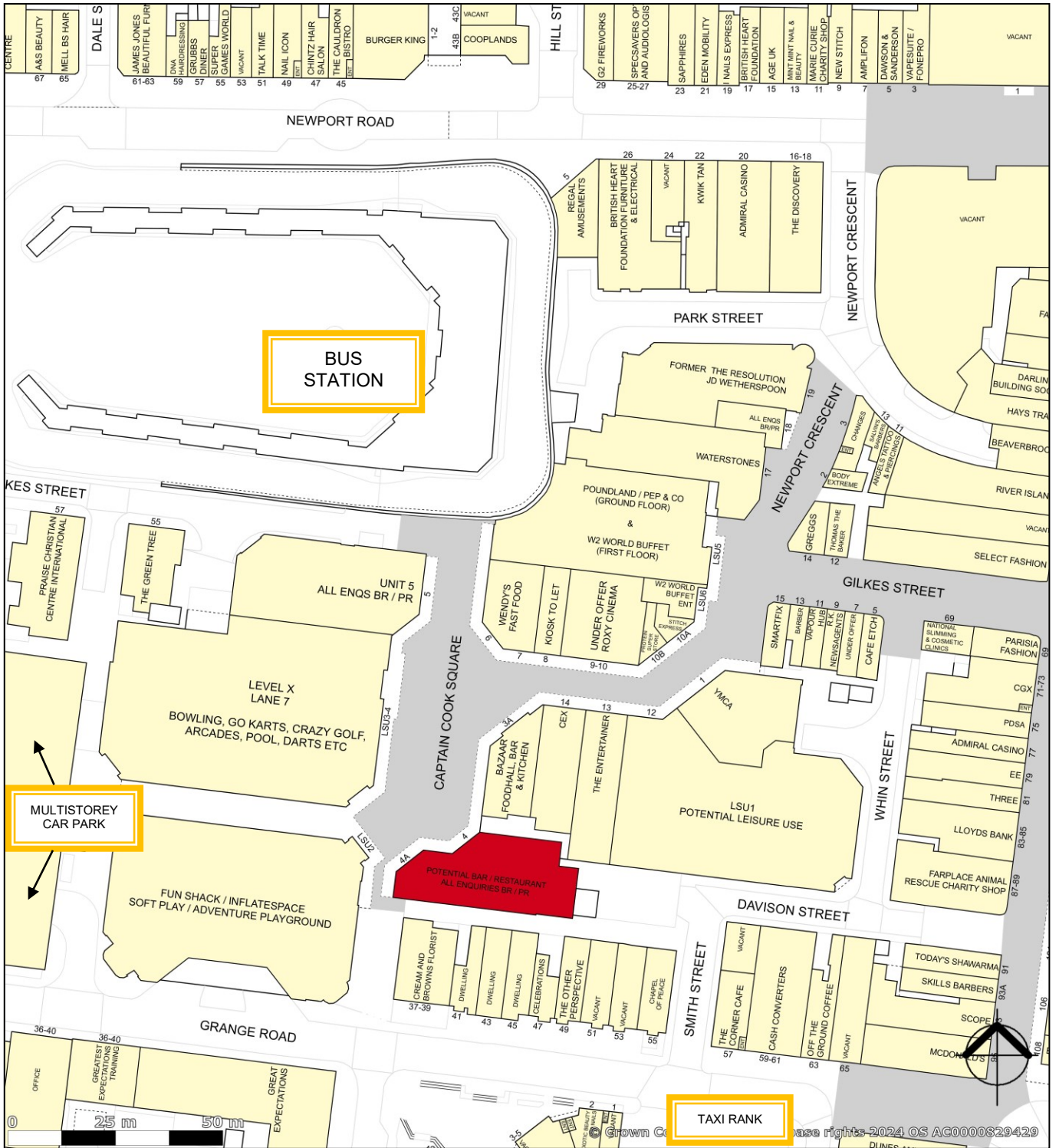
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SUBJECT TO CONTRACT



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