

# MIDDLESBROUGH TS1 5UB

## LSU1 CAPTAIN COOK SQUARE

### MAJOR LEISURE UNIT IN THE HEART OF THE TOWN

#### 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 are in the heart of the scheme, 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	1,579.35 sq m	17,000 sq ft
First Floor	459.87 sq m	4,950 sq ft

**Please Note: Potential to increase the ground floor footplate to over 20,000 sq.ft and also extend at first floor level.**

#### RENT

Rent on application, 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)	£92,500.00
UBR (2024/2025)	54.6p
Rates Payable (2024/2025)	£50,505.00
Payable with Retail Relief	£12,626.25

For further details visit [www.voa.gov.uk](http://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 2024 annual service charge budget is £68,126.

#### 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:

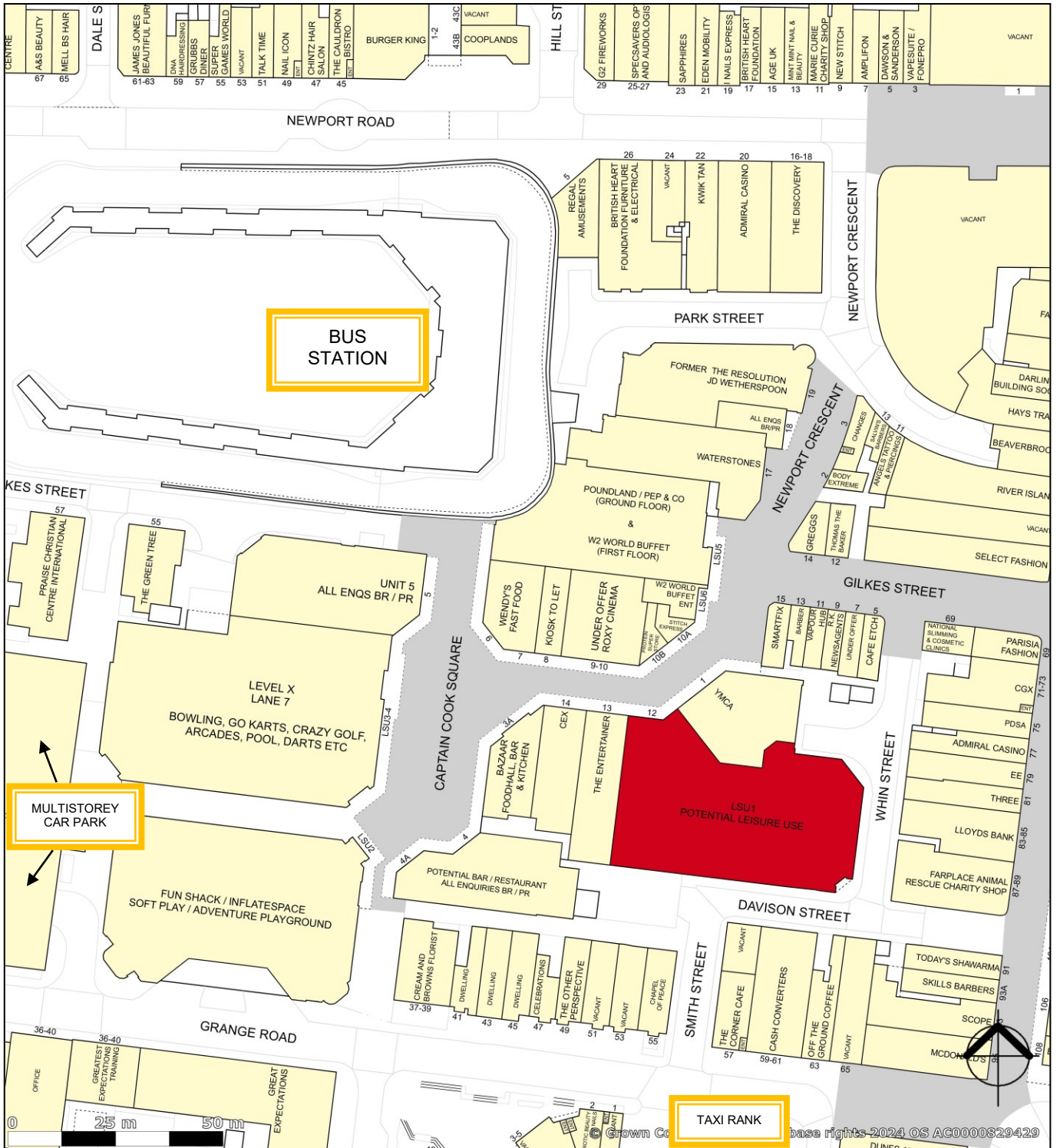
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#### SUBJECT TO CONTRACT



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