

**STRICTLY CONFIDENTIAL DISPOSAL – STAFF UNAWARE**

## **COULBY NEWHAM – UNIT 19B, PARKWAY SHOPPING CENTRE**

**WELL CONFIGURED SHOP AVAILABLE IN PROMINENT POSITION AT  
ENTRANCE TO SHOPPING CENTRE**

CLOSE TO SUPERDRUG, POUNDLAND, PEP & CO, SHOE ZONE, BURGER KING  
AND PEACOCKS

### **LOCATION**

Coulby Newham is a busy district centre some 3 miles south of Middlesbrough. It is easily accessible from the A174 and benefits from a large local catchment of circa 620,000 people within a 30 minute drive time. The scheme offers some 210,000 ft<sup>2</sup> of retail accommodation being anchored by a large **Tesco Extra** store. Other key tenants include **Boots**, **Iceland** and **Home Bargains**.

The subject premises occupy a prominent position at one of the entrances to the Parkway Centre. Nearby occupiers include **Superdrug**, **Pep & Co**, **Poundland**, **Peacocks**, **Shoe Zone**, **Burger King**, **Greggs** and **Specsavers**, amongst others.

### **THE PROPERTY**

The premises are arranged on ground floor only offering the following approximate dimensions and floor areas:-

Gross Frontage	-	7.59 m	24' 11"
Net Frontage	-	7.01 m	23' 00"
Internal Width	-	9.65 m	31' 08"
Shop Depth	-	21.59 m	70' 10"
Ground Floor Sales	-	199.08 m <sup>2</sup>	2,143 sq.ft.

### **LEASE**

The premises are held by way of an effectively full repairing and insuring lease for a term of 10 years expiring on 3<sup>rd</sup> January 2026 subject to a final upward only rent review with effect from 4<sup>th</sup> January 2021 at a current passing rental of **£25,000 p.a. excl.**

There is a tenant break clause operable on 4<sup>th</sup> January 2019 and also between 4<sup>th</sup> July 2020 and 4<sup>th</sup> July 2021.

### **TERMS**

Offers are invited for the benefit of our client's leasehold interest.



### **RATES**

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

<b>Rateable Value</b>	-	<b>£30,250</b>
<b>UBR (2016/2017)</b>	-	<b>49.7p</b>
<b>Rates Payable (2016/2017)</b>	-	<b>£15,034</b>

**NB: The provisional Rateable Value for  
2017/2018 is £30,250**

### **EPC**

An EPC is available upon request.

### **COSTS**

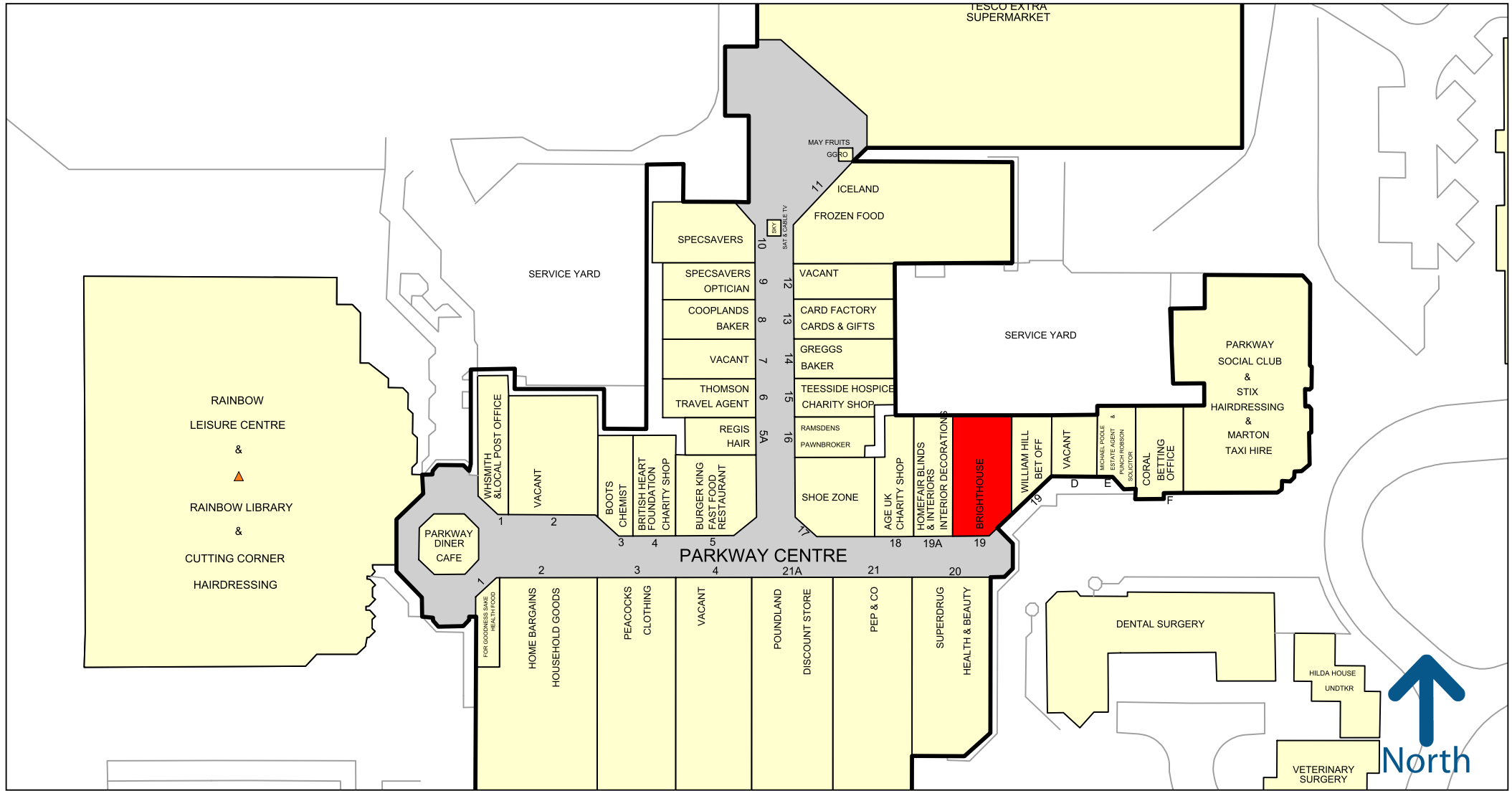
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

### **INSPECTION**

The shop staff are **totally unaware** of the intended disposal and therefore viewings can only be carried out with prior notice by contacting:-

**Jonathan Daniels** [jonathandaniels@smithprice.co.uk](mailto:jonathandaniels@smithprice.co.uk) or  
**John Mortimer** [johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk)

**Tel: 020 7409 2100**



50 metres

Experian Goad Plan Created: 10/02/2017

Created By: Smith Price