

TO LET

102 York Road, Hartlepool TS26 9DE

£9,750 per annum



- ❖ Ground floor retail unit with first floor storage/kitchen
 - ❖ Extends to 105.05 sq m / 1,131 sq ft
 - ❖ Good location within Hartlepool Town Centre
- ❖ Nearby occupiers include Ramsdens, The Salvation Army, Nationwide and Santander
 - ❖ Suitable for a variety of uses subject to planning

Description

Ground floor retail unit with first floor storage/kitchen in a prominent position within Hartlepool Town Centre. The property would suit a variety of uses subject to obtaining any necessary planning consents.

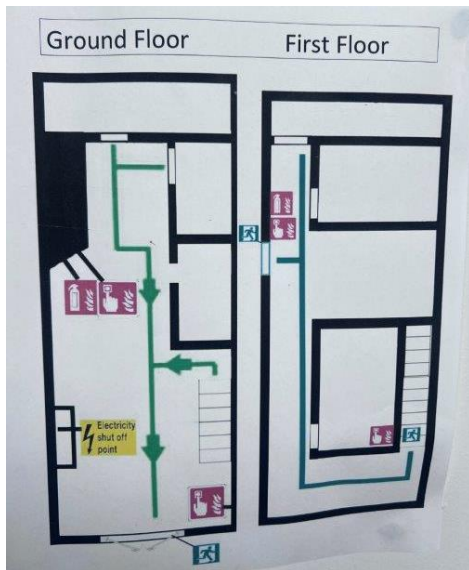
Location

The property is located on York Road which includes a variety of high street banks, charity shops, hot food takeaways, cafes and estate agents. The property forms part of a popular block on York Road which includes occupiers such as Ramsdens, The Salvation Army, Nationwide and Santander and Yorkshire Bank. Middleton Grange Shopping Centre is directly to the rear of the property with ample pay and display parking.

Accommodation

The ground floor comprises a total of approximately 66 sqm / 707 sq ft of an open plan sales area with stairs leading to the first floor and an accessible WC.

To the first floor there is a further sales area and a kitchen, extending to 42.45 sqm / 457 sq. ft.



Services

We understand that the property has supplies of water and electricity in addition to mains drainage. Interested parties should satisfy themselves in this regard.

Energy Performance Certificate

The Energy Performance certificate has been commissioned and a full copy is available on request.

Terms

The premises are available to let by way of a new lease with terms to be agreed at a rent of £9,750 per annum. The landlord reserves their right to request a rental deposit.

Rating Assessment

£9,200 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2024/2025 is 54.6p in the pound. Rates payable are therefore £5023.2 less 75% due to the hospitality relief scheme and other small business reliefs and discounts available.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275 791 or e-mail enquiries@greigcavey.com

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