

## FOR SALE

160 York Road, Hartlepool, TS26 9DT

**£85,000**



- ❖ Single Storey retail unit
- ❖ Extends to 59.58 sq m / 641 sq ft
- ❖ Situated on York Road close to One Life Centre, Nat West and Middleton Grange Shopping Centre
- ❖ Corner position with good visibility

### Description

Ground floor retail unit situated in a prominent position in Hartlepool Town Centre with high visibility facing both directions of York Road.

### Location

The property is located on York Road close to Hartlepool Town Centre and within walking distance of Middleton Grange Shopping Centre which is Hartlepool's Prime shopping location. The property is accessible by public transport and there is a short stay car park to the rear of the property.

Surrounding occupiers include Gerald Shotton Furnishings, Domino's Pizza, Regent Travel, DMA Law, Nat West Bank, The One Life Health Centre amongst other retail and office occupiers.

### Accommodation

The property extends to approximately 59.58 sqm / 641.28 sq.ft and includes a sales area, storage area, WC and kitchen. The specification includes suspended ceiling with downlighting, display window and external electric roller shutters.

### Services

The property has benefit of mains supplies of water and electricity and mains drainage. Interested parties should make their own enquiries as to the services available to the property.

### Energy Performance Certificate

Energy Rating 103 (Band E).

Full Certificate and Rating are available upon request.

### Terms

£85,000 for freehold interest with vacant possession.

### Rating Assessment

£8,300 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2024/2025 is 54.9p in the pound. Rates payable are therefore £1326.16 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.

### Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail [enquiries@greigcavey.com](mailto:enquiries@greigcavey.com)

