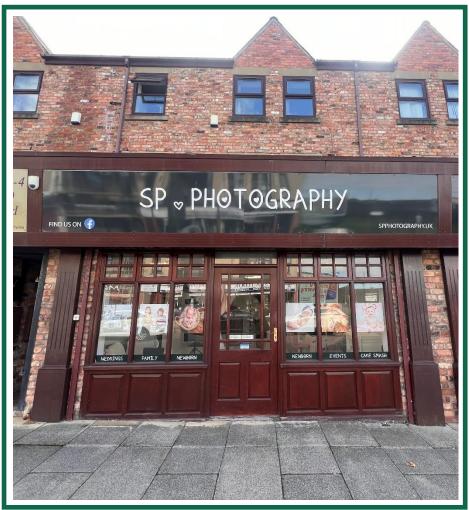
Greig Cavey Commercial Limited 21 South Road, Hartlepool, TS26 9HD T: 01429 275791 E: enquiries@greigcavey.com W: www.greigcavey.com



# TO LET

### 208 York Road, Hartlepool, TS26 9EB

## Rent: £9,000 per annum



Ground Floor retail unit

Total sales area of 39 sqm / 419 sq ft

Located on York Road, close to Hartlepool Town Centre

Free short stay customer parking to the front of the property

**\*** Zero Business Rates Subject to meeting qualification criteria





#### Description

Ground floor lock up shop unit which forms part of a modern development of retail units with flats above which was completed in 2007. The property would be suitable for a variety of uses subject to any necessary planning consents.

#### Location

The property is located on York Road close to Hartlepool Town Centre. There is 30 minutes free parking available outside the property and there are a variety of car parks nearby for long stay pay and display.

#### Accommodation

Ground floor accommodation with a Total useable floor area of 51 sqm / 548 sq. ft. which includes a sales area, W.C, kitchen and storage area to the rear.

The property is well appointed and includes suspended ceilings with inset lighting as well as gas central heating. There is a shared car park to the rear of the property.



#### **Services**

The property has benefit of mains supplies of gas, water and electricity in addition to mains drainage. Interested parties should make their own enquiries in this regard.

#### **Energy Performance Certificate**

Energy Performance Asset Rating Band C (74). Full Certificate Available on request

#### Terms

The retail unit is available to let by way of a new effective full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £9,000 per annum.

The landlord reserves their right to request a rental deposit.

#### **Rating Assessment**

£6,000 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2024/2025 is 54.6 p in the pound. Rates payable are therefore £3,276 less any Small Business Rates 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 email enquiries@greigcavey.com

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