

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

