

## TO LET

34 Navigation Point, Hartlepool, TS24 0UQ

Rent: £9,000 Per Annum plus VAT



- ❖ New Lease Available
- ❖ Bar/Restaurant extending to 132 sq m/1,418 Sq ft
  - ❖ Popular Location for leisure occupiers
  - ❖ Attractive location on Hartlepool Marina
    - ❖ Ample car parking

## Description

The property was developed in 2000 and comprises a mixed-use building of brick construction arranged over ground floor with residential to the upper floors. The unit is located on the ground floor of the property and was previously used as a bar/restaurant.

## Location

The premises are located on Hartlepool Marina close to Hartlepool Town Centre and Hartlepool train station. Nearby occupiers include a variety of bars, restaurants, offices and shops as well as a significant number of residential flats. Ample car parking is available to the front which is free after 6pm. The Marina is arguably Hartlepool's premier/prime leisure offering.

## Accommodation

The property extends to 132 sq m/1,418 Sq ft and comprises of a seating area/bar, kitchen, W/C and a ladies/disabled W/C.

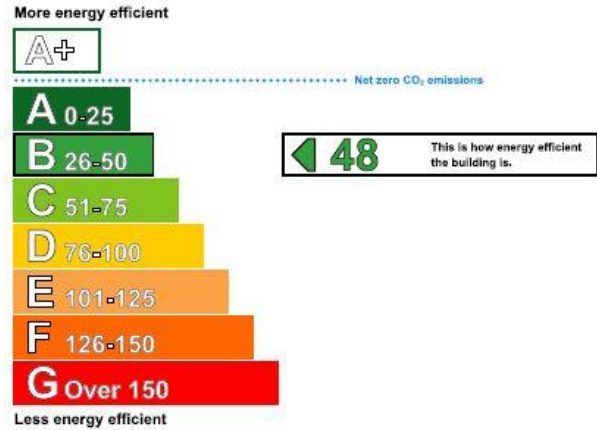
## Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.



## Energy Performance Certificate

Energy Performance Asset Rating 48 (Band B). Full Certificate Available on request.



## Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a reduced rental of £9,000 per annum plus VAT. The landlord reserves their right to request a rental deposit.

## Rating Assessment

£12,750 obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2023/2024 is 54.6p in the pound. Rates payable are therefore £6,961.5 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)

