

TO LET

127 Raby Road, Hartlepool, TS24 8DT

Rent: £6,000 per annum



❖ Hot Food Takeaway Consent

❖ Busy main road location

❖ Includes sales area on the ground floor extending to approx. 34.2 sq m / 368.3 sq. ft. plus basement storage and rear yard

❖ Newly refurbished with new shop front

❖ Electric roller shutter to the front of the property

❖ No business rates subject to meeting qualification criteria

Description

A ground floor retail unit with useful basement storage, toilet and a small rear yard. The property benefits from an electric roller shutter and display frontage. The property is fitted out as a hot food takeaway.

Location

The property is situated in the Dyke House area of Hartlepool in an area which is benefitted substantially from recent regeneration schemes. To the immediate east of the property is a substantial development of housing which has recently been completed which has improved the area. The property is located to the northern fringe of Hartlepool town centre in a highly visible location. Free car parking is available to the front of the property and on adjoining streets.

Accommodation

The property has a useable floor area of 41 sq m/441 sq ft which comprises of a sales area and there is also basement which provides a storage area and WC.



Services

As far as we are aware the property has mains supplies of water and electricity in addition to mains drainage.

Energy Performance Certificate

The Energy Performance Rating is 106 (Band E)

Terms

The premises are 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 £6,000 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£2,250 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 £1,228.50 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

