

## TO LET

Unit 2 Navigation Point, Hartlepool, TS24 0UH

Rent: £11,000 per annum plus VAT



- ❖ Ground floor retail unit extending to 87.26 sq m/ 939.27 sq ft
  - ❖ New lease available
    - ❖ Attractive location on Hartlepool Marina
- ❖ Zero Business Rates subject to meeting qualification criteria

## 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 operated as a bar but would suit a variety of uses, subject to any necessary consents.

## 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. The Marina is arguably Hartlepool's premier/prime leisure offering.

## Accommodation

The property extends to 87.26 sq m/ 939.27 sq ft and comprises of a seating area/bar, store area, male and female WCs

## Services

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

## Energy Performance Certificate

Energy Performance Asset Rating 102 (Band E). 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 rental of £11,000 per annum plus VAT.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£8,400 obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2024/2025 is 52.6p in the pound. Rates payable are therefore £4,586.4 less and Small Business Relief or any other discounts, which may be applicable. Please contact the local authority for further 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)



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