

TO LET

64 Elizabeth Way, Seaton Carew, Hartlepool

Rent: £12,000 per annum



- ❖ Suburban Retail Unit / Café extending to 62.93 sq m / 677 sq ft
- ❖ Popular suburban parade in a prominent location in Seaton Carew
- ❖ Occupiers on the parade include SPAR, Betfred and Cooplands
 - ❖ Ample free onsite car parking
- ❖ No Business Rates (subject to meeting qualification criteria)

Description

The property is a suburban retail unit / café which forms part of a popular and well-established suburban parade on Elizabeth Way. The property would suit a variety of uses subject to obtaining any necessary landlord or local authority consents.

Location

The property forms part of a suburban parade with occupiers including a SPAR, Bookmakers, Fish and Chip Shop, Barbers, Hair Salon and a variety of other uses. The parade benefits from excellent visibility with frontage on to Elizabeth Way and is situated amongst a popular suburban housing estate in Seaton Carew.

Accommodation

The property extends to approximately 62.93 sq m / 677 sq ft and is arranged to provide a main sales area, food preparation area, kitchen and store. The main sales area extends to approximately 23.66 sq m / 255 sq ft with a kitchen area extending to 13.13 sq m / 141 sq ft and a food preparation area extending to approximately 11.56 sq m / 124 sq ft. To the front is a shared walkway and customer car park.



Services

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

Energy Performance Certificate

The Energy Performance Certificate asset rating is 69 (Band C).

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 £12,000 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£8,700 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £4,454.4p 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