

## TO LET / FOR SALE

Unit 6, Enterprise House, Thomlinson Road, Hartlepool

£8,500 per annum / £80,000



- ❖ Total useable floor area of 114.2 sq m / 1229 sq ft
- ❖ Prominent position visible from A689 with onsite parking
- ❖ Zero Business Rates subject to meeting qualification criteria
  - ❖ Display window with external roller shutter
- ❖ Popular location for office, trade counter and retail occupiers

## Description

Two storey property located on a popular development with good visibility from the A689. The property would suit a variety of uses to include retail, office or workshop amongst others. Nearby occupiers include a mixture of light industrial, trade counter and retailer businesses.

## Location

The property is situated in Hartlepool within a well-established commercial location. The development is directly accessible from the A6889. The A689 is one of the main routes through to Hartlepool Town Centre and Hartlepool Marina giving good accessibility and good visibility.

## Accommodation

The unit is spread over ground and first floor extending to in total 114.2 sq m / 1,229 sq ft. The ground floor provides a showroom with WC. The first floor provides further storage / office / showroom space and has a vaulted ceiling. The property has a aluminium framed display window with roller shutters. To the front of the property is a shared car park and to the rear a service yard.



## Services

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

## Energy Performance Certificate

Energy Rating C (64). Full certificate available on request.

## Terms

The property is available to let by way of a new full repairing and insuring lease, exclusive of all rates, service charge and all other outgoings for a term to be agreed at a rental of £8500 per annum. The landlord reserves their right to request a rental deposit.

Alternatively, the property is available to purchase long leasehold at a price of £80,000.

## Rating Assessment

£3,550 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2023/2024 is 54.9p in the pound. Rates payable are therefore £1948.95 less any Small Business Relief or any other discounts, which might be applicable.

