

## FOR SALE / TO LET

**17 Lowthian Road, Hartlepool, TS24 8BH**

**Rent: £6,000 per annum**

**Sale price: £55,000**



- ❖ Three storey office
- ❖ Total Useable floor area of 100 sq m / 1,070 sq ft
- ❖ Suit residential conversion (subject to planning)
  - ❖ Close to Hartlepool Town Centre
- ❖ Zero Business Rate subject to meeting qualification criteria

## Description

Three storey mid terrace property previously occupied as an office for charitable purposes. The property would be suitable as office accommodation or other uses such as HMO, flats or retail, subject to obtaining the necessary planning consent.

## Location

The property is located on Lowthian Road, close to York Road and Hartlepool town centre and within walking distance of Middleton Grange Shopping Centre which is Hartlepool's prime shopping location. The property is well served by local public transport. Nearby occupiers include Hartlepool Carers Centre, Thompson & Co Ltd, Indian Cottage hot food takeaway and York Road Furniture Centre. The property is also amongst a well established residential location.

## Accommodation

Total floor area of 100sq m / 1,070sq ft with full gas central heating. The ground floor comprises of two office/reception rooms, kitchen, entrance lobby and access to the rear yard. The first floor includes two offices, ladies & gents toilet facilities. On the second floor there are three further store / office rooms.



## Services

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

## Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon 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 £6,000 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£4,750 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2018/2019 is 49.3p in the pound. Rates payable are therefore £2,341.75 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)