

TO LET

434 Catcote Road, Hartlepool, TS25 2LS

Rent: £13,500 per annum



- ❖ Former Doctors Surgery/ D1 planning consent
 - ❖ Forms part of a popular suburban parade
- ❖ Occupiers include Tesco, Heron, Betfred and Greggs
 - ❖ Floor area of 127 sq m/1363 sq ft
- ❖ Modern building with double glazing and central heating

Description

Single storey former doctors surgery which forms part of a popular parade of shops. The premises would suit a variety of uses such as medical/healthcare, office, day nursery or training & education (subject to planning). As far as we are aware the property has D1 planning consent.

Location

The property is situated on the Fens Estate with access via Catcote Road. There is a substantial surrounding residential catchment area and a number of local schools. Occupiers on the parade include Greggs, Co-op Pharmacy, Heron, Tesco, Betfred as well as a butcher, hair salon, and fish & chip shop.

Accommodation

The useable area is approximately 127sm/1363 sq ft. The accommodation includes 5 consultation rooms, a waiting area, staff WC, disabled WC, kitchen and office. The accommodation is well presented and has a full gas central heating system. The development has a shared free of charge car park.

Energy Performance Certificate

The Energy Performance Asset Rating 72 (Band C). Full Certificate available upon request.



Services

As far as we are aware the property has the benefit of mains supplies of gas, water and electricity in addition to mains drainage. The building is heated by a gas boiler and wall mounted radiators. Interested parties should check and test the services themselves.

Terms

The premises are available to let by way of a new fully repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £13,500 per annum. The Service charge for the current year is £2,598 and the current building insurance premium is £462.90.

Rating Assessment

£2,400 obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2020/2021 is 51.20p in the pound. Rates payable are therefore £1,228.80 less any Small Business Relief or any other discounts, which might be applicable.

Please contact the local authority for more information.

Contact Information

For viewings, please contact Greig Cavey commercial on 01429 275791 or e-mail jonathan.pearson@greigcavey.com / simon.cavey@greigcavey.com



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