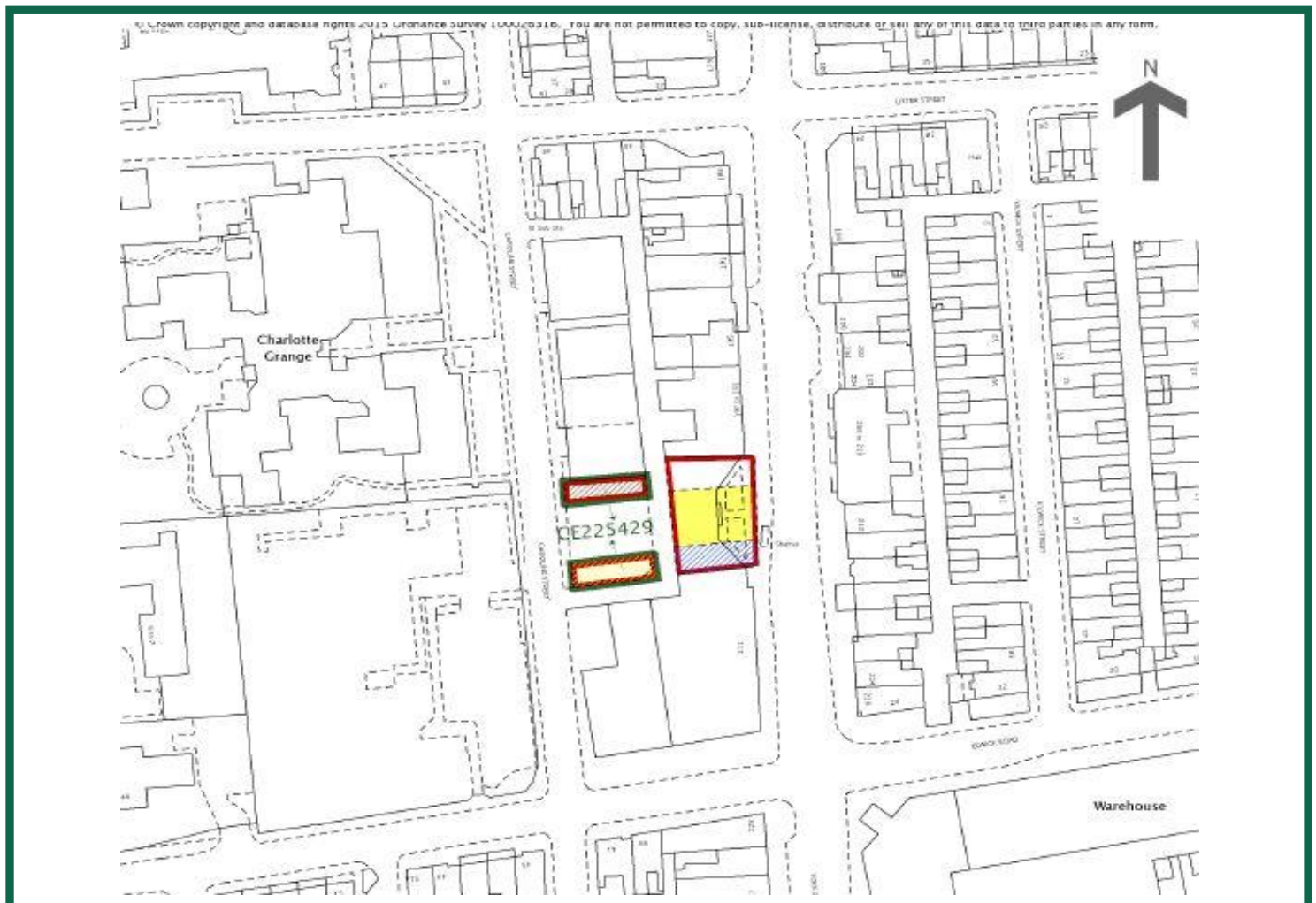


FOR SALE

Development Site 203-209 York Road, Hartlepool

Offers Invited



- ❖ Development site located in Hartlepool Town Centre
 - ❖ Vacant possession available if required
- ❖ Suit mixed use development (subject to planning)
 - ❖ Site area 407 sq m/4,388 sq ft/0.1 acres
 - ❖ Excludes land verged in green

Description

Development site located on York Road to the south of Middleton Grange Shopping Centre. The site is currently occupied by and advertising hoarding tenant but vacant possession is available if required.

Location

The property is located on York Road in an area which is popular for retail occupiers in particular for home furnishing occupiers. Businesses in the area include F Shotton Furnishings, Gerald Shotton Furniture, Rafferty's and Brabiner Carpets as well as a variety of other retail and office occupiers with the upper floors of the majority of the buildings in the vicinity being flats.

Site Description

The site extends to approximately 407 sq m/4,388 sq ft/0.1 acres. The site would be suitable for a mixed use development comprising of retail on the ground floor with apartments on the first floor subject to obtaining any necessary planning consents.



Services

As far as we are aware the site has no services.

Interested parties should make their own enquires in this regard.

Energy Performance Certificate

The site does not contain any buildings and therefore an Energy Performance Certificate is not required.

Terms

The site is available to purchase freehold, offers invited.

Rating Assessment

As far as we are aware the site is not currently assessed for business rates. Interested parties should contact Hartlepool Borough Council for further information.

Contact Information

Please contact the following for more information:

- Greig Cavey Commercial: 01429 275 791
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- Simon: simon.cavey@greigcavey.com