

## To Let

24 Murray Street, Hartlepool

£4,500 per annum



- ❖ Ground floor retail unit
- ❖ Total useable space of 43.09 sqm / 415 sqft.
- ❖ Situated on a busy street in Hartlepool
- ❖ Suit A1 (Retail) or A2 (Office) use subject to any necessary planning consent
- ❖ New lease available

## Description

The property is a ground floor retail unit located on a busy road close to Hartlepool Town Centre.

The property has been used for both office and retail use and would suit either use subject to any necessary planning consents.

## Location

The property is located in Hartlepool, a town in the north east of England. Hartlepool is served by two primary roads which are the A179 and A689 both linking the town to the A19.

The premises are situated a short distance from the A689 on Murray Street in a parade of retail units

Nearby Occupiers include Sainsbury Local, a nursery, charity shops, café and Pet shop.

## Accommodation

The property has a total useable space of 43.09 sqm / 463.64 sqft which consists of a ground floor retail space with a display window which is protected by an electronic security shutter.

To the rear of the property there is a kitchen / storage area and there is also a WC to the rear of the property.



## Services

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

## Energy Performance Certificate

Energy Performance Asset Rating: 63 (Band C). Full Certificate is available upon request.

## Terms

The property is 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 £4,500 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£3,550 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2016 / 2017 is 49.3p in the pound.

Rates payable are therefore £1750.15 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)