

TO LET

190-192 Raby Road, Hartlepool, TS24

£15,000 per annum



- ❖ Large retail unit extending to 418 sq m/4503 sq ft
- ❖ Located on the northern fringe of Hartlepool town centre
 - ❖ Free on street car parking
 - ❖ Good visibility fronting Raby Road
- ❖ Suit furniture retail, showroom or dance school (subject to planning)

Description

Large Ground floor retail unit location on Raby Road
The property has previously been used as a pet shop and second hand furniture shop. A variety of similar uses would be suitable

Location

The property is situated in the Dyke House area of Hartlepool which is an area which has benefitted substantially from recent regeneration schemes. The property is located to the Northern fringe of Hartlepool Town Centre in a highly visible position. There is free car parking available close by and good public transport links.

Accommodation

The property extends to 313.22 sq m/3371.47 sq ft and comprised of a sales area, WC's and storage area. The storage area is accessed via a roller shutter door to the rear of the property. The property has a new roof covering and LED lights have recently been fitted.



Services

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

Energy Performance Certificate

Energy Performance Asset rating 208 (band G) full Certificate and Rating are available on 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 £15,000 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

The property has been removed from the rating list.

The most recent rating assessment was from April 2010. The rateable value was £9,700, obtained from the Valuation Office Agency (www.voa.gov.uk)

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