

TO LET

First Floor, The Saxon, Easington Road, Hartlepool

Rent: £17,500 per annum



- ❖ First floor accommodation forming part of a former public house
 - ❖ Useable floor areas of approx 121 sq m/1,300 sq ft
- ❖ Occupiers of the development include One Stop, a hot food takeaway & a florist
 - ❖ A1 consent but would suit other uses subject to planning
 - ❖ Visible position with frontage onto A1086/Coast Road

Description

First floor accommodation forming part of a former public house. The development has recently been completed and is anchored by One Stop. Other occupiers include a hot food takeaway and a florist. The accommodation has planning consent for A1/retail use but other uses would be suitable such as café, drinking establishment or restaurant subject to planning.

Location

The property is located to the North of Hartlepool Town Centre in the Clavinging area of Hartlepool. The property has good visibility with frontage onto the A1086/Coast Road and is situated close to the junction with the A179. There are a number of housing estates and schools within close proximity.

Accommodation

Access to the unit is via a ground floor reception area with stairs to first floor with the first floor accommodation extending to approximately 121 sq m/1,300 sq ft. An external seating or smoking area would be available on the roof to the rear of the property if required.



Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Terms

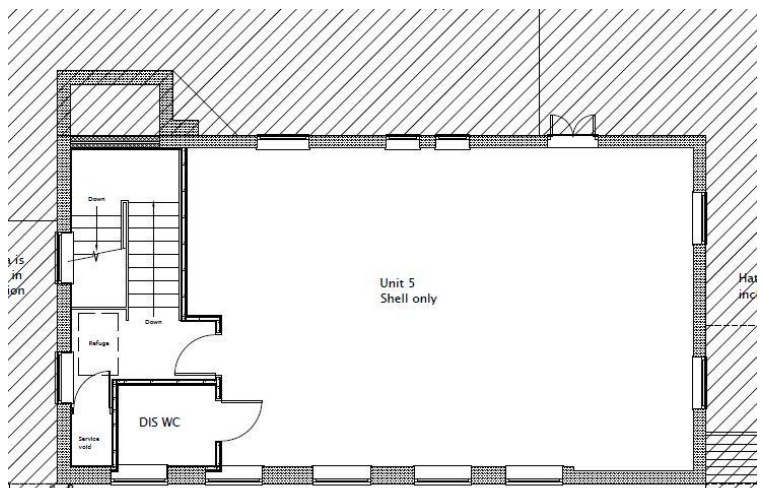
The premises are available to let by way of a new effective full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £17,500 per annum. The landlord reserves their right to request a rental deposit.

Rating Assessment

The properties have yet to be assessed for business rates. The UBR for the period 2017/2018 is 48.0p in the pound. We would expect that the 100% small business discount will be available to qualifying occupiers. Please contact your local authority for more information.

Services

As far as we are aware the unit will have mains supplies of water, electricity and drainage. Interested parties should satisfy themselves in this regard.



Misrepresentation Act 1967: Greig Cavey Commercial Limited for itself and the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Greig Cavey Commercial limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescription Act 1991: Every reasonable effort has been made by Greig Cavey Commercial Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.