

TO LET

69 Murray Street, Hartlepool, TS26 8PJ

Rent: £4,000 Per Annum



- ❖ Useable area of 34 sq m/367 sq ft
- ❖ Well fitted out ground floor retail unit/beauty salon
 - ❖ Located on Murray Street close to Town Centre
 - ❖ Free short stay on street parking
- ❖ Zero Business Rates subject to meeting qualification criteria

Description

The property is a retail unit which is located on a busy road close to Hartlepool Town Centre. It is a ground floor unit which was previously used as a beautician.

Location

The property is located on Murray Street to the northwest of Hartlepool Town Centre. Murray Street includes a variety of occupiers including Sainsbury, Martin McColl, various hot food takeaways, hair salons and charity shops. Free short stay car parking is available close to the property.

Accommodation

The property is extends to 34 sq m/367 sw ft and comprises of a main retail area, a treatment room, small storage area and a W/C and shower. To the rear is a small yard. The property has external roller shutters to the shop front.

Services

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



Energy Performance Certificate

Energy Performance Asset Rating 98 (Band D). Full Certificate Available on request.

Terms

The premises are available to let by way of a new effective fully repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £4,000 per annum. The landlord reserves their right to request a rental deposit.

Rating Assessment

£2,600 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2017/2018 is 48.0p in the pound. Rates payable are therefore £1,248 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

