

## FOR SALE

The Market Hotel, Lynn Street, Hartlepool, TS24 7AS

£49,995



ACTING ON THE INSTRUCTIONS OF HARTLEPOOL BOROUGH COUNCIL

- ❖ Substantial 3 storey former restaurant with living accommodation
- ❖ Grade II Listed Building
- ❖ Approx. area 588 sq m/6347 sq ft excluding basement
- ❖ Suit a variety of users subject to any necessary consents



### Description

Substantial Grade II listed detached building formerly a hotel but last used as a restaurant on the ground and first floor with living accommodation on the second floor. The property is located in a mixed use area with nearby occupiers of offices, retail, bars, restaurants, higher education and residential. It is close to Hartlepool Town Centre with good access to all local amenities.

### Surrounding Area

The area to the west of the property comprises of a recently completed scheme of modern housing by a local housing provider consisting of thirty four 2,3 and 4 bedroom homes. The area to the north is largely office accommodation with occupiers including Northgate and the NHS. To the south of the property is the recently completed Cleveland College of Art and Design Campus. To the east is Church Street where a substantial scheme of regeneration commenced in 2018.

### Development Opportunity

The Local Authority’s preferred option is to secure a substantial development which will ensure that the site is positively and actively used in the future. A range of uses would be suitable in the site including office/business, education, leisure, entertainment, leisure and residential. Further information regarding the site and its proposed uses are detailed in the development brief.

### Floor Areas

Ground Floor	225 sq m/2424 sq ft
First Floor	199 sq m/2142 sq ft
Second Floor	164 sq m/1773 sq ft
<b>TOTAL =</b>	<b>588 sq m/6347 sq ft</b>

### Services

Any interested parties should satisfy themselves as to the services available at the property.

### Energy Performance Certificate

Energy Performance Asset Rating 1T4 (band E). Full Certificate available on request.

### Terms

The premises are available for sale freehold with vacant possession offers invited in the region of £49,995.

Details will be required of the intended use and a timescale will need to be agreed for the purchaser to bring the property back into use.

### Rating Assessment

£1,475 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2017/2018 is 48.0p in the pound. Rates payable are therefore £708 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)