

TO LET

Unit 17 Gemini Centre, Villers Street, Hartlepool, TS24 7SA

Rent: £15,000 per annum



- ❖ First floor café/community centre/office
- ❖ Useable floor area of 135 sq m/1,453 sq ft
- ❖ Well-appointed and fitted out to a high standard
- ❖ Prominent location within Hartlepool Town Centre
- ❖ Adjacent to Middleton Grange Shopping Centre & Hartlepool Library

Description

The property was formerly used as a community café with meeting room and offices/counselling rooms. The property would suit similar uses or alternatively office accommodation.

Location

The property is located in a prominent position within Hartlepool Town Centre. Nearby occupiers include Hartlepool Library, Middleton Grange Shopping Centre, various banks, charity shops, offices and independent retailers. There is ample pay and display car parking within easy reach of the property.

Accommodation

The useable floor area is approximately 134 sq m/1,453 sq ft and the accommodation is arranged to provide a restaurant/seating area, kitchen, WC's, meeting room and 2 private offices/consultation rooms. The premises are fitted out to a high standard and have full gas central heating. Lift access is available.

Energy Performance Certificate

Full Certificate available upon request.

Services

As far as we are aware the property has mains supplies of gas, water and electricity. Heating is provided by a gas fired boiler with radiators throughout the property.

Terms

Available by way of a new effective fully repairing and insuring lease for a term of be agreed exclusive of business rates, service charge and all other outgoings at a rent of £15,000 per annum (No VAT). The landlord reserves the right to request a rent deposit.

Rating Assessment

£ 12,250 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2023/2024 is 49.9p in the pound. Rates payable are therefore £6,112.75 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

