

TO LET

68 Elizabeth Way, Seaton Carew, Hartlepool, TS25 2AX

Rent: £14,000



- ❖ Former Fish Shop located on a popular suburban parade
 - ❖ Useable floor area of 66sq.m / 708 sqft
- ❖ Suit a variety of uses subject to any necessary planning consents
 - ❖ Ample on site car parking available
- ❖ Parade includes Betfred, Spar, Cooplands Bakery and various other retailers

Description

Lock up shop located on a popular suburban parade in Seaton Carew. Seaton Carew is a seaside resort within the Borough of Hartlepool. The area does however attract significant visitor numbers in addition to the resident population. The property was previously used as a Fish and Chip Shop and the cooking range in situ could be included subject to agreeing lease terms and / or a premium.

Location

The parade is located in a prominent position on Elizabeth Way which is one of the principle links to the sea front. Occupiers include Betfred, Spar, Cooplands and other retailers.

Accommodation

The accommodation is currently configured to provide a large sales area with an aluminium framed display window and door. From this area there is access to a large store / kitchen and two further store rooms. To the rear of the property there is a WC.



Services

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

Energy Performance Certificate

Energy Performance Asset Rating Band D (89). Full Certificate Available on request

Terms

The premises are available to let for a term to be agreed at a rental of £14,000 per annum exclusive of all rates, charges and other outgoings

The landlord reserves their right to request a rental deposit.

Rating Assessment

£7,300 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2018/2019 is 49.3p in the pound. Rates payable are therefore £3,598.9 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