

## 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](http://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](mailto:enquiries@greigcavey.com)