

TO LET

72 Park Road, Hartlepool, TS26 9HU

Rent: £6,500 per annum



- ❖ Retail unit extending to 54 sq m / 581 sq ft
- ❖ Located close to Hartlepool Town Centre
- ❖ Prominent location near the York Road and Park Road junction
- ❖ Suitable for a variety of users subject to necessary planning consents
- ❖ No Business Rates subject to meeting qualification criteria

Description

Well-presented retail premises close to Hartlepool town centre in a prominent position near to the York road and Park road junction. The premises were previously occupied as an Army Surplus Store however other uses such as office or professional services would be suitable, subject to any necessary planning consents. Nearby occupiers include banks, estate agents, charity shops and various other retailer/office occupiers.

Location

The property is located in Hartlepool town centre on Park road, which is a prominent position with good levels of foot fall. There is a substantial car park near to the property and several bus stops on York road. Nearby occupiers include Lloyds Bank, Barclays Bank, Hartlepool library, a variety of estate agents, charity shops and hot food takeaways.

Accommodation

Ground floor retail unit with a total usable floor area of approximately 54 sq m/581 sq ft including toilet facilities. The property benefits from a roller shutter to the front of the property and rear access to a loading area at the back of the property.



Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage. Interested parties should satisfy themselves in this regard.

Energy Performance Certificate

Energy Performance Asset Rating Band C (56). Full Certificate Available on request.

Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of business rates and all other outgoings for a term to be agreed at a rental of £6,500 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£7,000 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £3,584 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