

TO LET

74 Park Road, Hartlepool, TS26 9HU

Rent: £6,500 per annum



- ❖ Ground floor retail unit extending to approximately 49 sq m / 530 sq ft
 - ❖ Located within Hartlepool Town Centre
- ❖ Prominent location close to junction of York Road and Park Road
 - ❖ Zero Business Rates subject to meeting qualification criteria
- ❖ Suit a variety of uses within Use Class E of the Uses Classes Order

Description

Ground floor retail unit located within Hartlepool Town Centre in a prominent position close to the junction of York Road and Park Road. The premises were previously occupied for in excess of 15 years by a barbers shop but other uses such as retail or office would be suitable subject to planning consent if required.

Location

The property is located close to the junction of York Road and Park Road which is a prominent position close to Middleton Grange Shopping Centre and the Town Centre Car Parks. Nearby occupiers include Hartlepool Library, Hartlepool Citizens Advice Bureau, various banks, estate agents, charity shops and hot food takeaways.

Accommodation

The property has a usable floor area of approximately 49.2 sq m / 530 sq ft and is made up of a sales area, store and WC. The property has electric roller shutters and a rear access door for loading and unloading.



Services

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

Energy Performance Certificate

The Energy Performance Asset Rating is 75 (Band C). Full Certificate available upon request.

Terms

The property is available to let by way of a new effective fully 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

£7,100 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 £3,635.2 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