

## TO LET

70 Park Road, Hartlepool, TS26 9HU

Rent: £6,500 per annum



- ❖ Retail unit extending to 48.51 sq m / 522 sq ft
- ❖ Located close to Hartlepool Town Centre
- ❖ Prominent position near the York Road and Park Road junction
- ❖ Suitable for a variety of uses 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 formerly occupied as a Nail Salon 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/officer 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 public car park near to the property and several bus stops on York road. Nearby occupiers include Lloyds bank, Barclays Bank, and Hartlepool library, a variety of estate agents, charity shops and hot foot takeaways.

## Accommodation

Ground floor retail unit with a total useable floor area of approximately 48.51 sq m/522 sq ft including toilet facilities. The property benefits from an aluminium framed display window, electric roller shutters and suspended ceilings with pendant lights.



## 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 50 (Band B). 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

£7,600. Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £3,891.2 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](mailto:enquiries@greigcavey.com)