Greig Cavey Commercial Limited 21 South Road, Hartlepool, TS26 9HD T: 01429 275791 E: enquiries@greigcavey.com W: www.greigcavey.com



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)

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

Misrepresentation Act 1967: Greig Cavey Commercial Limited for itself and the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Greig Cavey Commercial limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order. **Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdecription Act 1991: Every reasonable effort has been made by Greig Cavey Commercial Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.