

## TO LET

105 York Road, Hartlepool, TS26 9DH

Rent: £12,500 per annum



- ❖ Ground floor self contained retail unit
  - ❖ Fitted out to a high standard
- ❖ Usable floor area of approx. 111 sq m / 1,194 sq ft
- ❖ Suspended ceilings, modern shop front and roller shutters
- ❖ Nearby occupiers include bars, banks, charity shops & various hot food

## Description

Ground floor self contained retail unit which was refurbished and fitted out to a high standard approximately 8 years ago and has thereafter been used as a hair and beauty salon. The property offers versatile accommodation suitable for a range of uses including retail, office, café / restaurant as well as ongoing use as a hair and beauty salon.

## Location

The property is located in Hartlepool Town Centre on York Road which is the retail high street. Surrounding occupiers include estate agents, banks, hot food takeaways, bookmakers, hair salons and charity shops amongst others. The property is a short distance from Middleton Grange Shopping Centre, Hartlepool Civic Centre and Hartlepool Marina. There are several town centre car parks in close proximity which we understand are currently free on a short stay basis.

## Accommodation

The accommodation extends to approximately 111 sq m / 1,194 sq ft and is made up of a sales area, 5 beauty rooms / consultation rooms, a kitchen and a WC. The accommodation is well appointed with tiled floors, aluminium framed display window with recessed entrance, suspended ceilings and electric roller shutters



## Services

As far as we are aware the property has independent supplies of water and electricity in addition to mains drainage. Interested parties should make their own enquiries.

## Energy Performance Certificate

Energy Performance Asset Rating 121 (Band E). Full Certificate available upon request.

## Terms

The premises are available to let on a new effective fully repairing and insuring lease, at a rent of £12,500 per annum, exclusive of business rates and all other outgoings. The landlord reserves their right to request a rent deposit.

## Rating Assessment

£12,750 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2021/2022 is 51.2p in the pound. Rates payable are therefore £6,528 less any Small Business Relief or any other discounts, which might be applicable. We understand that the property will benefit from Tapered Small Business Rate Relief and also Retail Property Discount. Please contact your local authority for more information.



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