

## TO LET

**43 Park Road, Hartlepool, TS24 7PW**

**Rent: £16,000 Per Annum Plus VAT**



- ❖ Ground floor retail unit with upper floor ancillary accommodation
  - ❖ Prominent corner position in Hartlepool town centre
    - ❖ Overall floor area of 180 sq m / 1933 sq ft
  - ❖ Currently configured and fitted as Hair & Beauty Salon
  - ❖ Opposite Town Centre Car Parks (currently free for 3 hours)

## Description

Prominently positioned Hair & Beauty Salon situated within Hartlepool Town Centre. The property occupies an attractive corner position. Subject to meeting qualification criteria small businesses are likely to benefit from 100% small business rates relief.

## Location

The property fronts Park Road and overlooks the main Town Centre Car Parks and Middleton Grange Shopping Centre. Nearby occupiers include a variety of retail uses, offices, hot food takeaways, a substantial medical centre and Hartlepool College of Further Education.

## Accommodation

The ground floor is currently configured to provide an open plan salon area, kitchen, a store/boiler room, 2 treatment rooms, an office and WC. The first floor is configured to provide 3 treatment rooms, a kitchen and WC. The overall floor areas are summarised below:

Floor	Area sq m	Area sq ft
Ground	135.50	1458.52
First	44.07	474.42
<b>Total</b>	<b>179.58</b>	<b>1932.95</b>

## Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

## Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage. The property has a wet heating via a gas fired boiler and also split system units in the salon area which provide heating and cooling. Please note that the services have not been checked or tested.

## Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £16,000 per annum plus VAT. The landlord reserves the right to request a rental deposit.

## Rating Assessment

£6,400 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2022/2023 is 51.2p in the pound. Rates payable are therefore £3,276.80 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.

