

TO LET

59A King Oswy Drive, Hartlepool, TS24 9PF

Rent: £9,000 per annum



- ❖ Hot food takeaway with living accommodation
- ❖ Takeaway extends to 30.92 sq m/333 sq ft
 - ❖ 2 bedroom living accommodation
 - ❖ Popular suburban parade
- ❖ Zero business rates (subject to meeting qualification criteria)

Description

Hot food takeaway with 2 bedroom living accommodation situated on the King Oswy Parade of shops in Hartlepool. The property has, as far as we are aware, existing A5 / Sui Generis hot food takeaway planning consent but other uses such as office or retail would be suitable (subject to planning).

Location

The property forms part of a parade of shops which includes a Post Office, Spar, a butcher, 3 hot food takeaways, a barber shop, a carpet shop and a ladies hair salon. The parade itself is pedestrianised but there is a free customer car park nearby.

Accommodation

The ground floor extends to 30.92 sq m/333 sq ft and includes a serving area, kitchen and storage area. The upper floor living accommodation consists of 2 bedrooms, a bathroom, a lounge and kitchen. To the rear is a reasonable sized yard which provides storage space.

Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage. Heating and hot water are provided by a wall mounted gas fired boiler which we understand serves the whole building.

Energy Performance Certificate

Energy Performance Asset Rating 93 (Band D).

Full Certificate available upon request.

Terms

The premises are available on a new full repairing and insuring lease, at a rent of £9,000 per annum exclusive of business and all other outgoings.

The landlord reserves their right to request a rental deposit.

N.B. A premium would be required to purchase the fixtures and fittings in the property.

Rating Assessment

£3,150 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2017/2018 is 51.2p in the pound. Rates payable are therefore £1,612.80 less any Small Business Relief or any other discounts, which might be applicable.

As far as we are aware the flat falls within Council Tax Band A.

Please contact your local authority for more information.

