

## TO LET

**13A Tower Street, Hartlepool, TS24 7HH**

**Rent: £5,000 per annum**



- ❖ Self-contained ground floor retail unit
  - ❖ Area approx. 29 sq m / 312 sq ft
  - ❖ Suit small retail, beauty or offices
- ❖ Recently refitted to include new shop front and shutters
- ❖ Close to Northern School of Art & Hartlepool College of FE

## Description

Ground floor retail unit situated within Hartlepool town centre. The property has recently been refitted to include a new shop front, shutters, WC, kitchen, lighting and plastered walls. The property is ready for occupation with minimal tenant fit out.

## Location

The property is located to the east of Hartlepool town centre on Tower Street. Surrounding occupiers include Northern School of Art, Hartlepool College of FE, Hartlepool Train Station as well as various hot food takeaways, licenced premises, retail units and offices. There are a number of town centre car parks in the vicinity of the subject property which are free on a short stay basis. The property is within easy reach of the A689 which gives good connectivity via road to the regional and national road networks.

## Accommodation

The property extends to 29 sq m / 312 sq ft and is made up of a retail / sales area, WC and kitchen. The property has electric roller shutters and an aluminium framed shop front.



## Services

The property has an electricity and water supply.

The services are provided via the landlord supply with sub-meters to apportion costs.

## Energy Performance Certificate

Energy Performance Asset Rating – Band C (69). Full Certificate available upon request.

## Terms

The premises are available to let by way of a new effective fully repairing and insuring lease, exclusive of rates, service charge and other outgoings for a term to be agreed at a rental of £5,000 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

Currently part of a larger assessment.

Please contact your local authority for more information.



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