

TO LET

249 Raby Road, Hartlepool, TS24 8EH

Rent: £6,000 per annum



- ❖ Ground floor retail unit/café/takeaway
- ❖ Useable area of approx. 44.44 sq m/ 489 sq ft
- ❖ Permitted café and takeaway use (daytime only)
 - ❖ Visible corner position
 - ❖ Good foot fall from nearby schools

Description

Ground floor café/takeaway situated in a prominent corner position to the north of Hartlepool Town Centre. Planning consent was granted in 2008 under Local Authority Reference H/2008/0630 for a change of use to café to include hot food for sale for consumption off the premises. We understand that the hours of operation are restricted and that trading must cease by 6 pm on Monday to Saturday. Interested parties should make their own detailed enquiries in relation to any existing or required planning consents.

Location

The property is situated in a suburban location close to the junction of Raby Road and Brougham Terrace. Nearby occupiers include various takeaways, convenience stores, a hair salon, a barbers shop and a dog grooming parlour amongst others. Free car parking is available nearby on both Chester Road and Brougham Terrace.

Accommodation

The accommodation is configured to provide a sales/seating area, WC, storage area & kitchen. The property has a double fronted display window with recessed entrance & electric roller shutters.



Services

As far as we are aware the property has mains supplies of water and electricity in addition to mains drainage.

Energy Performance Certificate

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

Terms

The premises are available to let by way of a new effective fully repairing and insuring lease at a rent of £6,000 per annum exclusive of business rates and all other outgoings.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£4,700 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2021/2022 is 51.2p in the pound. Rates payable are therefore £2,415.80. Please note that we would expect a small business to benefit from 100% Business Rates Relief. Please contact your local authority for more information.

