

## FOR SALE

104 York Road, Hartlepool, TS26 9DE

£150,000



- ❖ Ground floor retail unit with upper floor storage
- ❖ Prominent position within Hartlepool Town Centre
- ❖ Nearby occupiers include Coral, Utilita, Santander and Robinsons Estate Agents
  - ❖ Currently let at a rent of £6,000 per annum
  - ❖ Reversion January 2024



## Description

Ground floor retail with upper floor storage, situated in a prominent position in Hartlepool Town Centre. The property is currently let at a rent of £6,000 per annum to January 2024 and based on recent letting evidence, we would anticipate the reversionary income to be in the region of £12,000 to £15,000 per annum.

## Location

The property is well located within Hartlepool Town Centre and forms part of a popular section of York Road with occupiers including Coral, Santander, Robinsons Estate Agents and Virgin Money. The property is easily accessible by public transport and there are a number of town centre car parks within a short distance.

## Accommodation

The ground floor extends to 58.42sq.m / 629sq.ft and includes a sales area, back shop/store and WC. The specification includes suspended ceiling with inset lighting, aluminium display window and external electric roller shutters. The first floor extends to 59.41sq.m / 639sq.ft and provides storage space which could potentially be used as offices if required.



## Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage. Interested parties should make their own enquiries in this regard.

## Energy Performance Certificate

The Energy Performance Certificate Asset Rating is 70 (Band C). Full certificate available on request.

## Terms

Offers in the region of £150,000. Purchaser to meet the vendors legal costs, estimated at £2,000 plus VAT.

## Tenancy

The property is let to a private individual on a three-year lease term from the 1<sup>st</sup> February 2021 and expiring on the 31<sup>st</sup> January 2024, at a rent of £6,000 per annum.

## Rating Assessment

£13,000 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 £6,656 less any Small Business Relief or any other discounts, which might be applicable.

