

TO LET

Unit 2, Central Buildings, Church Street, TS24 7EB

Rent: £8,000 per annum



- ❖ Self-contained retail unit occupied as a barber shop for many years
 - ❖ Useable floor area of approximately 51.48 sq m/554 sq ft
 - ❖ Suit retail or office use (subject to any necessary consents)
 - ❖ Located on the fringe of Hartlepool Town Centre
 - ❖ Area currently undergoing regeneration

Description

Retail unit spread over ground floor located on Church Street on the fringe of Hartlepool Town Centre. The property would be suitable for a variety of uses such as retail, office, hair and beauty subject to any necessary planning consents. The property has been occupied as a barber shop for many years.

Location

The property is located on the fringe of Hartlepool Town Centre in the Church Street area. Nearby occupiers include Cleveland College of Art & Design, Hartlepool College of Further Education, various Accountants and Solicitors practices, a number of retail units, Hartlepool Transport Interchange as well as various hot food takeaways and bars. Short stay free parking is available on Church Street.

Accommodation

The accommodation extends to a total of 51.48 sq m/ 554 sq ft and is arranged to provide a sales area, a kitchen / staff mess and WC.

Energy Performance Certificate

Energy Performance Asset Rating B (48). Full certificate available on request.



Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

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 £8,000 per annum.

The landlord reserves their right to request a rental deposit.

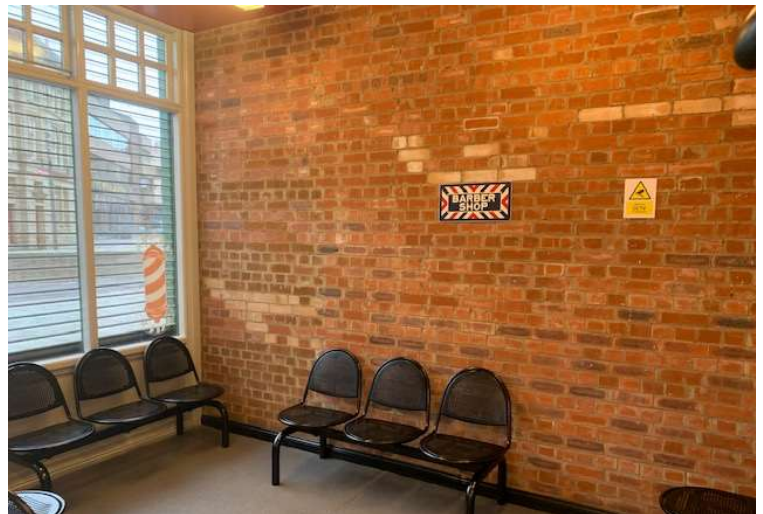
Rating Assessment

£6,600 Obtained from the Valuation Office Agency (www.voa.gov.uk)The UBR for the period 2022/2023 is 51.2p in the pound. Rates payable are therefore £3,379.20p less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com



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