

To Let

56 Elizabeth Way, Seaton Carew, Hartlepool, TS25 2AX

£12,000 per annum



- ❖ Suburban retail unit extending to 70.21 sq m / 723 sq ft
- ❖ Ample free onsite car parking
- ❖ Occupiers on parade include SPAR, Betfred, Cooplands & Takeaways
- ❖ Zero Business Rates (subject to qualification criteria)

Description

The property is retail unit forming part of a popular and well-established suburban parade on Elizabeth Way. The property is currently occupied as a butchers, but would suit a variety of uses subject to obtaining any necessary landlord or planning consents.

Location

The property forms part of a suburban parade with occupiers including a SPAR, Bookmakers, Fish and Chip Shop, Hair Salon, Barbers and a bakers shop. The property has excellent visibility with frontage onto Elizabeth Way and is situated amongst a popular suburban housing estate in Seaton Carew.

Accommodation

The property extends to 68.29 sq m/ 736 sq ft. The main sales area extends to approximately 38.70 sq m / 417 sq ft with a store area to the rear which extends to approximately 29.59 sq m / 319 sq ft. To the rear is a small yard leading out to a rear car park.

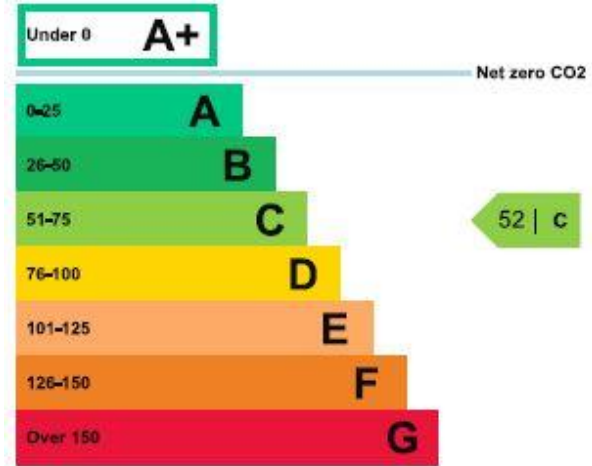
Services

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



Energy Performance Certificate

Energy Performance Asset Rating 52 (Band C). Full Certificate available upon request.



Terms

The premises are to let by way of a new effective fully repairing and insuring lease exclusive of business rates, service charge and all other out goings at a rent of £12,000 per annum. The landlord reserves the right to request a rental deposit.

Rating Assessment

£7,500 Obtained from the Valuation Office Agency (www.voa.gov.uk). The Rateable Value will increase to £8,700 with effective from 1st April 2023.

The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £3,840 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