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# 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.

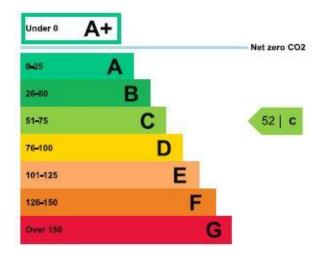
#### Services

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  $1^{st}$  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

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