

FOR SALE

62-64 Murray Street, Hartlepool, TS26 8PL

Price: £150,000



- ❖ Mixed use property made up of three parts
- ❖ Ground floor retail unit with upper floor storage, flat and retail unit
 - ❖ Flat and retail unit are both let
- ❖ Located in a prominent location close to Sainsbury's convenience store
 - ❖ Free on street car parking

Description

Mixed use property made up of three parts; Ground floor retail unit with upper floor storage (62 Murray Street), Ground floor retail unit (64 Murray Street) and First floor two bedroom flat (64a Murray Street). The first and second floor flat is let at an annual rent of £3,900 per annum. The Ground floor retail unit (64 Murray Street) is let under a 6 year lease at a stepped rent of Year 1 £4,050 pa, Year2-3 £5,400 pa, Year 4 - £5,600 pa, Year 5 - £5,800 pa and Year 6 £6,000 pa. 62 Murray Street is vacant.

Location

The property is located on Murray Street to the West of Hartlepool Town Centre. Murray Street includes a variety of retail units, convenience stores, charity shops, cafes, hair salons and hot food takeaways. There is free short stay on street parking to the front of the property.

Accommodation

62 Murray Street extends to approximately 110sq m/1184sq ft and comprises of a sales area, kitchen & WC on the ground floor. The first floor is arranged to provide a further WC and two offices / stores. The second floor provides two further store rooms.

Ground Floor, 64 Murray Street extends to 48sq m/ 516sq ft and comprises of a sales area, storage area / kitchen and WC.

64A Murray Street is a two bedroom flat which comprises of a ground floor entrance hallway, bathroom, kitchen, lounge and two bedrooms.

Energy Performance Certificate

The Energy Performance Certificates have been commissioned and will be provided on request.

Services

As far as we are aware each of the Commercial parts of the building have their own independent supplies of water and electricity. The first and second floor flat has its own independent supplies of gas, water and electricity. Interested parties should make their own enquiries in this regard.

Terms

For sale freehold, subject to the existing tenancy at an asking price of £150,000.

Rating Assessment

62 Murray Street - £4,150 (Effective April 2023)

64 Murray Street - £3,400 (Effective April 2023)

The Business Rate multiplier is currently 51.2p in the pound RV for large business and 49.9% for smaller businesses.

We understand that the upper floor flat falls within Council Tax Band A.

