

## TO LET

Day Centre, Hartfields Manor, Hartlepool, TS26 0US

Rent: £30,000 per annum



- ❖ Day centre extending to 375.25 sq m/4,039 sq ft
  - ❖ Includes area of garden/outside space
  - ❖ Free onsite car parking
  - ❖ Suit day centre, children's nursery or office
- ❖ Part of substantial supportive living development

## Description

Former day-care centre which forms part of Hartfields Manor. Hartfields Manor is a retirement village which is made up of over 200 apartments and cottages restricted persons aged 55 and over and includes a restaurant, Coffee shop, gym/spa, hair salon, convenience store and an onsite doctors surgery. The property was formerly used a day care centre and would suit a variety of used including a children's nursery or office.

## Location

The Hartfield development forms part of the Middle Warren Housing Estate which has been developed in phases over the last 25 years. Hartfield retirement village opened approximately 15 years ago. The property is well located being within easy reach of Hartlepool town centre, Hartlepool Marina and the A19 which gives good regional connectivity.

## Accommodation

The ground floor extends to 375.25 square metres/4039 square feet and includes a reception area, community room, four offices, and accessible/assisted bathing bathroom, three accessible WC's, kitchen/servery, a store room and a lounge. To the south elevation of the property are a series of French doors which lead to an enclosed area of garden.



## Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage. Heating is provided by way of a community system with heat metres to record consumption and usage. There is a service charge to cover items such as buildings maintenance, site maintenance, maintenance of fire alarm etc. Full details on request.

## Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

## Terms

The premises are available to let by way of a new effective full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £30,000 per annum. The landlord reserves the right to request a rental deposit.

## Rating Assessment

£16,500 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Effective from 1<sup>st</sup> April 2023. Rates payable are therefore £8,448 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.

