

## TO LET

Day Nursery, Throston Grange Lane, Hartlepool, TS26 0UF

Rent: £40,000 per annum



- ❖ New lease available
- ❖ Purpose built single storey day nursery
- ❖ Floor area of 283 sq m/ 3,046 sq ft together with garden/play area
  - ❖ Good location close to a number of housing estates
  - ❖ Registered for 95 children

## Description

Day Nursery which operated successfully for in excess of 10 years. We understand that the business closed in May 2023 at which time it was registered for 95 children. A new lease is available for a term of years to be agreed.

## Location

The property is situated in the Throston Grange area of Hartlepool at the junction of the A179 and Throston Grange Lane. The A177 is the principle access route to and from the A19 to Hartlepool town centre on the north side of the town. There are a number of large housing estates in the vicinity of the property including Bishop Cuthbert, Throston Grange, Claving, West View and King Oswy.

## Accommodation

The property is principally open plan but includes a number of half height partition walls to separate groups and activities. The property also includes a reception, office, sensory room, laundry room, baby room, kitchen, staff WC's, children's WC's and a garage/store. Externally there is a driveway and car park to the front of the property and to the side a secure area for external play.



## Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage. The property is heated by way of a gas fired boiler and radiators in all rooms.

## Energy Performance Certificate

Available on request.

## Terms

Available by way of a new full repairing and insuring lease, for a terms of years to be agreed at a rental of £40,000 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£31,250 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £16,000 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.



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