

TO LET

1B Thornville Road, Hartlepool, TS26 8DZ

£6,000 per annum



- ❖ Ground floor retail unit extending to 42.41m² / 456.50 sq. ft.
- ❖ On-street parking available
- ❖ Sales area, kitchen amenities, and WC.

Description

The property comprises of a ground floor retail unit with a sales area, kitchen amenities and WCs. Subject to permission from the local council, the property has potential for various uses including a beauty salon, retail use, and office space.

Location

The property is situated to the West of Hartlepool Town Centre in a mixed-use area. The property is within easy reach of Hartlepool Town Centre, Hartlepool Marina, all local amenities, Hartlepool Train Station and the regional and national road networks via the A179 and A689.

Accommodation

The accommodation extends to approximately 42.41m² / 456.50 sq. ft. and is made up of a sales area, a kitchen, a WC and a rear store.

Services

As far as we are aware the property has mains supplies of water and electricity in addition to mains drainage. Interested parties should make their own enquiries in this regard.

Energy Performance Certificate

Energy Performance Asset Rating 100 (Band D). Full certificate available upon request.

Terms

The premises are available to let by way of a new fully repairing and insuring lease, exclusive of business rates, service charge and all other outgoings for a term to be agreed at a rent of £8,000 per annum. The landlord reserves their right to request a rental deposit.

Rating Assessment

£3,950 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £2,022 less any Small Business Relief or any other discounts, which might be applicable.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquires@greigcavey.com

