

## TO LET

**Unit 4, The Saxon, Easington Lane, TS24 9QU**

**Rent: £15,000 Plus VAT**



- ❖ Retail unit available immediately
- ❖ Property currently holds a licence for a licenced restaurant or micro beer & wine bar with food.
  - ❖ Floor area will provide approximately 61.43 sq m / 661.23 sq ft
  - ❖ Prominent roadside location with frontage onto A1086 / Coast Road

## Description

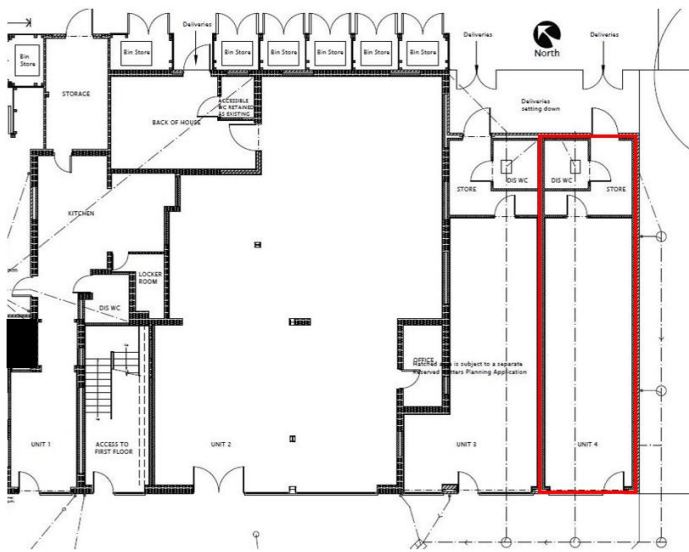
Ground floor retail unit available immediately. The unit would be suitable for a variety of uses including Retail, Professional Services and a variety of other uses subject to obtaining any necessary landlord and local authority consents.

## Location

The property is located to the North of Hartlepool Town Centre, in the Clavering area of Hartlepool. The property occupies a prominent position and has good visibility with frontage onto the A1086 / Coast Road. There are a number of housing estates and schools within close proximity.

## Accommodation

The floor area of the property would equate to approximately 61.43 sq m / 661.23 sq ft



## Services

The property will have benefit of mains supplies of water and electricity in addition to mains drainage.

## Energy Performance Certificate

Energy Performance Rating 59 (Band C). Full certificate available on 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 and rent to be agreed.

The landlord reserves their right to request a rental deposit.

## Service Charge

There will be a service charge payable for the general upkeep and maintenance of the site and the shared car park. Further details available upon request

## Rating Assessment

£7,600 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 £3,891.2 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 [enquiries@greigcavey.com](mailto:enquiries@greigcavey.com)

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