

## TO LET

Units 3&4, Avenue Parade, Avenue Road, Hartlepool

Rents £13,500 per annum



- ❖ Ground floor retail unit situated within Hartlepool town centre
  - ❖ Usable floor area of approximately 150 sq m/1614 sq ft
  - ❖ Free short stay parking to front of property.
- ❖ Well-appointed with LED lighting and gas central heating (part).
  - ❖ Suit office or retail use

## Description

Double unit situated in Hartlepool town centre the property would suit uses such as office or retail. The property was refurbished approximately 8 years ago to include a new suspended ceiling with LED lights.

## Location

The property is located on Avenue Road. Nearby occupiers include, Hartlepool Civic Centre, Kwik Fit, Hartlepool Police Station as well as various licensed premises and hot food take aways and retail units. There is free short stay customer parking on Avenue Road and long stay car parking at various town centre car parks.

## Accommodation

The property extends to approximately 150 sq m/1,614 sq ft and includes two sales areas, a rear office, two storerooms, a W/C and kitchen. The property has aluminium shop fronts with external electric roller shutters.

## Energy Performance Certificate

An Energy Performance Rating 90 (Band D) Full certificate will be provided on request.



## Services

The property has the benefit of mains supplies of gas, water and electricity in addition to mains drainage. There is part gas central heating. Interested parties should make their own enquiries as to the services available to the property.

## Terms

The premises are available by way of new fully repairing and insuring lease at a rent of £13,500 per annum exclusive of business rates.

## Rating Assessment

£13,750 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 23/24 is 51.2p in the pound. Rates payable are therefore £7,040 less any Small Business Relief or any other discounts, which might be applicable.

## Contact Information

For further information please contact Greig Cavey Commercial Limited.



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