

## TO LET

139 - 141 Elwick Road, Hartlepool, TS26 9BW

£11,500 per annum



- ❖ Ground floor retail unit extending to 104.69 sq m / 1,126.88 sq ft
  - ❖ Corner position with good visibility
  - ❖ Located in a busy mixed-use area
- ❖ Free on-road parking directly outside the property
  - ❖ Suitable for a variety of uses

## Description

The property comprises of a ground floor retail unit which was previously occupied as a Hair and Beauty Salon but would suit a variety of other uses, subject to the relevant planning consent.

## Location

The property is located on Elwick Road to the west of Hartlepool Town Centre. Elwick Road lies within a popular residential area with a variety of nearby occupiers including a Morrisons Daily supermarket, butchers, florist, hot food takeaway, coffee shop and hairdressers.

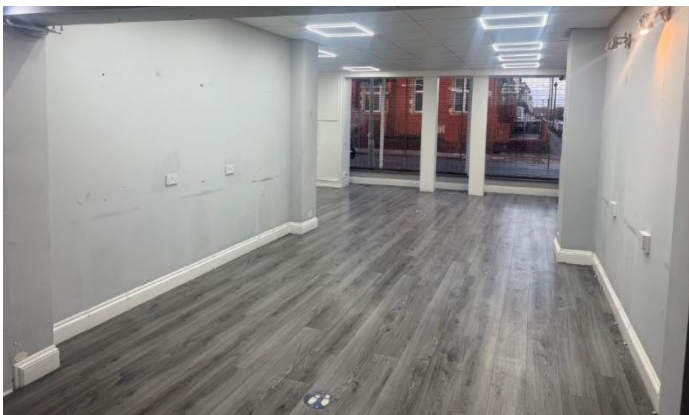
## Accommodation

The ground floor sales area extends to 104.69 sq m / 1,126.88 sq ft and includes a large sales area with a display window and security grills. To the rear of the property there is a small office / storage room, WC, two treatment rooms and a rear yard.

The property provides LED lighting, suspended ceilings and laminate flooring throughout.

## Services

We understand that the property has supplies of water, mains drainage, electricity and gas.



## Energy Performance Certificate

The Energy Performance Certificate has been commissioned and is available on 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 £11,500 per annum. The landlord reserves their right to request a rental deposit.

## Rating Assessment

£12,750 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2025/2026 is 55.5p in the pound. Rates payable are therefore £7,076.25 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](mailto:enquires@greigcavey.com)

