

Retail in TS27

Middle Street, Blackhall Colliery, Hartlepool
Durham, TS27 4EA

£85,000 Starting Bid

- ✓ Mixed-use property
- ✓ Ground floor retail unit
- ✓ Spacious retail area
- ✓ Strong investment opportunity

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: On Street
- Price: Starting Bid £85,000

Description

TO BE SOLD VIA AUCTION

A fantastic mixed-use property situated in the thriving retail heart of Blackhall Colliery, Hartlepool. This versatile building comprises a ground-floor retail unit with W/C and a first-floor 2-bedroom flat, presenting an ideal opportunity for both business owners and investors alike.

The retail unit boasts an impressive frontage, offering excellent visibility to passing footfall and traffic—perfect for attracting customers and accommodating a wide variety of business ventures. Inside, the generous floor area provides superb flexibility for different retail uses, whether you're an ambitious entrepreneur launching a new concept or an established trader seeking additional space.

Above the shop, the well-proportioned 2-bedroom flat currently generates £450 PCM, providing immediate and reliable rental income. The ground-floor retail unit has an achievable rental income of approximately £600 PCM, bringing the combined potential rental income to around £1,050 PCM.

The property also benefits from strong local footfall and excellent transport links, ensuring convenient access for customers, tenants, and employees.

With an approximate total floor area of 1,722 sq ft, this is a rare opportunity to secure a prominent mixed-use building with strong investment appeal. Early viewing is highly recommended.

Contact Pattinson Estate Agents for further details.

EPC Rating: C

Tenure

Freehold - Title DU130785

Accommodation

Ground floor:

Shop, office, store room, w/c

Upper floor:

Entrance hall, stairs, open plan lounge, kitchen, 2 bedrooms and shower room.

EPC

Energy rating D

Rateable Value

The adopted rateable value is £6,200 from 1 April 2023

Sourced from VOA.

Additional Info

For further information, to register your interest and viewings - (strictly by appointment only through Pattinson's), please contact our office directly.



Total floor area: 110.0 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		1
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, www.pattinson.co.uk

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