

## FOR SALE

Vehicle Repair Workshop, May Street, Hartlepool, TS24 8LU

Price: £60,000



- ❖ Workshop extending to 170 sq m / 1829 sq ft
- ❖ Ground floor workshop with first floor storage
  - ❖ Rarely available to purchase
- ❖ Zero business rates subject to meeting qualification criteria
- ❖ Sufficient internal height to accommodate vehicle lifts

## Description

Rarely available freehold former vehicle repair workshop situated to the rear of May Street with visibility from Powlett Road. The property has been used as a vehicle repair shop for we understand in excess of 40 years and would suit similar uses or alternatively a builder's / joiner's workshop or similar.

## Location

The property is situated to the north of Hartlepool Town Centre in a suburban area. The property has visibility from Powlett Road/A179 which is the principle access route to Hartlepool Town Centre and Hartlepool Marina from the north. Surrounding land uses are principally residential but there are a number of non domestic buildings including a hot food takeaway and convenience store a short distance from the property.

## Accommodation

The accommodation is spread over ground and first floor. The ground floor is accessed via a wooden vehicle access door and made up of a workshop with adequate height for vehicle lifts and a small office. The first floor provides storage space and a WC. As far as we are aware there are no external areas.



## Services

As far as we are aware the property has mains supplies of water and electricity in addition to mains drainage.

## Energy Performance Certificate

Energy Performance Asset Rating Band G.

Full Certificate available upon request.

## Terms

For Sale Freehold with vacant possession based on an asking price of £60,000.

## Rating Assessment

£2,500 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2020/2021 is 51.2p in the pound. Rates payable are therefore £1,280 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

