

TO LET

15 Victoria Road, Hartlepool, TS26 8AB

Rent: £6,500 per annum



- ❖ Ground floor retail unit
- ❖ Useable floor area of approximately 27 sq m/289 sq ft
- ❖ Would suit retail/office use, subject to the relevant planning permissions
- ❖ Close to various Banks, Estate Agents, Book Makers and Hair Salons

Description

Ground floor shop premises in Hartlepool town centre, the property was formerly occupied by a vape shop and would suit a variety of uses subject to the relevant planning and landlord consents.

Location

The property is located on Victoria Road closed to Hartlepool town centre and within walking distance of Middleton Grange Shopping Centre which is Hartlepool's prime shopping location and the property is well served by local public transport. Nearby occupiers include Victoria Medical Practice, The Co-operative Pharmacy, Castledene Estate Agents and various other office and retail occupiers.

Accommodation

Total area of approximately 27 sq m/289 sq ft incorporating front retail area and rear office with a shared corridor to the rear providing toilet facilities. The internal accommodation briefly comprises of suspended ceiling, carpeted wood joist flooring and a UPVC double glazed shop front and windows.



Services

The property has benefit of mains supplies of electricity and water in addition to mains drainage. All interested parties should make their own inquiries in this regard.

Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Terms

The premises are available to let by way of a new effective full repairing and insuring lease at an initial rental of £6,500 exclusive of all rates and other outgoings.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£7,200 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2020/2021 is 53.5p in the pound. Rates payable are therefore £3,852 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com