



Sanderson  
Weatherall

# FOR SALE REDEVELOPMENT OPPORTUNITY



FORMER STRANTON WORKS, GREATHAM STREET, HARTLEPOOL, TS25 1PU

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## Accommodation

The premises have the following approximate gross internal areas:

Description	Sq M	Sq Ft
Ground Floor	617.73	6,649
First Floor	662.01	7,125
Second Floor	618.18	6,654
<b>Total GIA</b>	<b>1,897.92</b>	<b>20,429</b>

- Redevelopment potential, subject to gaining the necessary planning consents
- Total Gross Internal Area: 20,429 sq ft

## Location

The property is located on Greatham Street, Hartlepool. It is a short distance from the A689 which links directly to the A19, this leads to the regional principal road networks beyond.

The property is situated within a commercial location. The local occupiers include the Parts Centre, A and G Lighting Showroom, Stag Tyres, The Expanded Metal Company Ltd and is a short distance away from Tesco.

Hartlepool itself is located approximately 12 miles north of Middlesbrough and 35 miles south of Newcastle upon Tyne.

## Description

The former Stranton Works building comprises a three storey office block with gated entrance. The property is of brick and blockwork construction with a concrete frame and flat roof. Internally there is an entrance foyer which leads onto the office accommodation, there is a kitchen on the ground floor with male and female WC's on the first floor and second floor.

## Energy Performance Certificate

The Energy Performance Asset Rating is Band D (98). A full copy of the EPC is available for inspection if required.

## Legal Costs

Each party is to bear their own legal costs incurred with the transaction.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Terms

Offers are invited in the region of £300,000 exclusive of VAT.

## Rateable Value

From desktop enquiries on the Valuation Office Agency Website we understand that the property has the following rating assessment:-

RV £63,644

We would recommend that interested parties contact the Council directly to determine the precise rates payable.



Viewings and Further Information

Strictly by prior appointment with the agents:

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