

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF:

NE1507 / RF



North East Commercial  
Property & Business Agents

## HOT FOOD OPPORTUNITY with FLAT

25 Park Road,  
Hartlepool TS24 7PW



- Three storey property within busy parade.
- Most recently trading as a Chinese Takeaway.
- Located opposite busy shopping centre.
- Will be sold with vacant possession.
- Includes 4 bedroom maisonette above.
- Part fitted and equipped premises
- FREEHOLD ASKING PRICE £110,000.

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

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## Location

The unit forms part of a busy parade located on Park Road which is one of the main roads running through the town centre. The property lies between Stockton Road and Park Road and opposite Middleton Grange Shopping Centre which is the premier retail centre for the town.

The area is mixed use with commercial, retail and residential accommodation all close by.

## Business

The property is laid out to provide a service area together with kitchen, stores and prep areas to the ground floor and access to the living space is from within the shop.

The property offers a variety of potential food combinations for a new owner and could be suitable for a range of cuisines.

## Property:

Comprises a mid-terraced three storey property with a ground floor takeaway unit and a 4 bed maisonette above.

### Ground Floor

**Service Area** circa 19.5 sq.m. (210 sq.ft.).  
**Kitchen** circa 18.9 sq.m. (203 sq.ft.).  
**Prep Area** circa 22.5 sq.m. (242 sq.ft.).  
**Store** circa 27.6 sq.m. (270 sq.ft.).  
**W.C.**

### First Floor

**Lounge** circa 15.2 sq.m. (164 sq.ft.).  
**Kitchen** circa 15.8 sq.m. (170 sq.ft.).  
**Bathroom** circa 7 sq.m. (75 sq.ft.).  
**Bedroom 1** circa 6 sq.m. (65 sq.ft.).

### Second Floor

**Bedroom 2** circa 14.7 sq.m. (158 sq.ft.).  
**Bedroom 3** circa 8 sq.m. (86 sq.ft.).  
**Bedroom 4** circa 11.3 sq.m. (122 sq.ft.).

#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

## Rates

The premises are assessed as follows:

Rateable Value £4,800  
 Rates free incentives subject to status  
 Council Tax Band A

## Tenure

We are verbally informed that the premises are available Freehold. Interested parties are advised to seek legal confirmation of this.

## EPC

Rating TBC

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.