

## TO LET

66-68 Park Road, Hartlepool, TS26 9HU

Rent: 19,000 per annum



- ❖ Ground floor retail unit, next to Hartlepool town centre
  - ❖ 105 sq m/1330 sq ft of useable space
- ❖ Nearby occupiers include Barclays, Lloyds, Lloyds Pharmacy
  - ❖ Subject to any necessary planning consents
  - ❖ New lease available

## Description

Former charity shop located close to Hartlepool town centre nearby occupiers include various banks, estate agents, charity shops, book makers, hairdressers and takeaways. There is ample car parking nearby. The property has prominent position next to a busy road junction.

## Location

The property is situated in a prominent position on Park road in Hartlepool town centre close to Middleton Grange Shopping Centre, nearby occupiers include a variety of offices, physio therapists, hair salons and various hot food takeaways.

## Accommodation

105 sq m/ 1130 sq ft of useable space, there is good size sales area extending to 88 sq m/947 sq ft, a rear store extending to 17 sq m/ 183 sq ft and a WC. The accommodation has solid floors and suspended ceilings, florescent lighting, night storage heaters and a large bay window with an electric roller shutter.

## Internal Photograph/Plan etc.



## Services

The property has mains supplies of water and electricity.

## Energy Performance Certificate

Asset rating 74.

Full Certificate and Rating are available upon request.

## Terms

The retail unit is available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £19,000 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£17,750 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2015/2016 is 49.3p in the pound. Rates payable are therefore £8,750 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

## Contact Information

Please contact the following for more information:

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