

## TO LET

**91 Elwick Road, Hartlepool, TS26 9AU**

**Rent: £7,500 per annum**



- ❖ Ground floor retail unit extending to 67.13 sq m / 722 sq ft with residential living accommodation above
  - ❖ Located on a busy road through a popular residential area
- ❖ Potential to create separate residential accommodation above (subject to planning)
  - ❖ Zero Business Rates subject to meeting qualification criteria

## Description

The property comprises of a ground floor retail unit with living accommodation to the first and second floor. There is the potential to divide the property to create separate residential accommodation above subject to obtaining the necessary planning consent.

## Location

The property is located on Elwick Road to the west of Hartlepool Town Centre. Elwick Road lies within a popular residential area with a variety of nearby occupiers including a McColl's supermarket, charity shop, hot food takeaway, hairdressers and beauty salon.

## Accommodation

The ground floor sales area extends to 67.13 sqm / 722 sq ft and includes a sales area with a large display window covered by an electronic roller shutter. To the rear of the property there are two storage rooms, a kitchen area and a bathroom

The property also contains a flat with a kitchen and separate living room on the first floor, bathroom to the half landing and two double bedrooms to the second floor.



## Services

We understand that the property has supplies of water, mains drainage, electricity and gas.

## Energy Performance Certificate

The Energy Performance Asset Rating is D 100.

## Terms

The premises are available to let by way of a new fully repairing and insuring lease, exclusive of business rates, service charge and all other outgoings for a term to be agreed at a rent of £7,500 per annum.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

£6,200 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2019/2020 is 50.4p in the pound. Rates payable are therefore £3,348 less any Small Business Relief or any other discounts, which might be applicable.

## Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail [enquires@greigcavey.com](mailto:enquires@greigcavey.com)