



For Sale - Former Restaurant / Public House with Potential for Redevelopment

FORMER WOK INN, WEST VIEW ROAD, HARTLEPOOL, TS24 9LE

- Excellent Development Opportunity (Subject to Planning)
- Site Area Approximately 0.54 Acres
- Existing Building of Approximately 246 sq m (2,648 sq ft)
- Prominent Corner Plot on Main Road
- Adjacent to King George V Playing Fields & Close to Sea Front
- Freehold Offers Over £150,000

SITUATION

Hartlepool is a popular town in the north east of England, served by two primary roads, the A179 and the A689 both linking the town to the A19.

Nearby cities include Middlesbrough (17 miles), Durham (17 miles), Sunderland (21 miles) and Newcastle-upon Tyne (30 miles).

The site is prominently located on West View Road, close to the Headland, approximately 2 miles from the town centre and just a short walk from the sea front.

DESCRIPTION

The plot extends approximately 0.54 acres of flat hard standing land with an existing building (former restaurant) of approximately 246 sq m (2,648 sq ft).

The existing building could be retained and refurbished or demolished in order to progress an alternative scheme. Potential uses (subject to planning) include residential, retail / convenience or leisure.

TENURE

The site is to be sold Freehold with vacant possession.

TERMS

We are instructed to seek offers in excess of £150,000.

RATING ASSESSMENT

We understand that the premises have a rateable value of £13,000 effective from 1st April 2017.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or info@grahamshall.com.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser.

EXTERNAL PHOTOGRAPH**LOCATION MAP****AGENTS NOTE**

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
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