

Retail / Leisure Opportunity

22 & 23 Church Street, Hartlepool, TS24 7DH

REF: NE2031



- Ground Floor circa 2,000 sq.ft. (185 sq.m.).
- Large basement area.
- Located close to Town centre.
- Newly refurbished building.
- Residential accommodation above.
- ASKING RENT £20,000 per annum.



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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property is situated in a secondary location on Church Street within an established commercial sector on the east side of Hartlepool Town Centre. The immediate area comprises a mixture of users including retail, office, residential and leisure occupiers.

The town is easily accessed via the A19 Trunk Road which is the main road route linking Tyneside and Teesside and provides direct links to the A1(M). Hartlepool offers a direct rail service to London Kings Cross and the airports of Tees Valley and Newcastle are within a 45 minute drive and provide domestic and international flights.

Description

The retail space forms part of a refurbished four storey building forming part of a larger terrace. The upper floors have recently been converted into residential spaces which are predominantly bedsits.

The immediate area comprises a mixture of leisure, commercial and residential accommodation and is also close to colleges and other educational establishments.

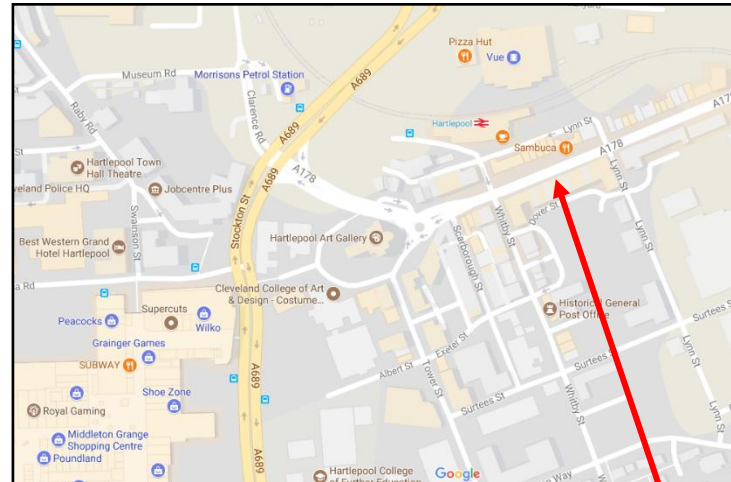
The available space is suitable for uses that could include retail, food or offices and the landlord would consider incentives, subject to individual status.

Accommodation;

Ground Floor GIA 2,000 sq.ft. (185 sq.m.)
Basement GIA 1,900 sq.ft. (176 sq.m.)

Business Rates

To be reassessed.



Lease

A new FRI lease is available on terms to be agreed. The asking rent is £20,000 per annum.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the new lease.

Services

Mains electricity, water and sewerage services are connected to the property.

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.



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