

HIGH STREET PROPERTY / CLASS A2

129a York Road, Hartlepool TS26 9DR

**Rent: £30,000 PA****Ground Floor Area**

1,431 Sq ft / 133 Sq M

**UNDER
OFFER****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

Location:

Hartlepool lies on the North Sea coast approximately 7 miles north of Middlesbrough and 17 miles south of Sunderland.

York Road is a key route through the centre of the town linking Park Road and Victoria Road. The subject property is situated within a established retail pitch with neigh by occupiers including Santander, HSBC and Coral.

Demise:

Ground Floor

Sq Ft

1431

Sq M

132.94

Rent:

The passing rent is £30,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires 24/12/2024. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £24,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The service charge for the current year is £1,433.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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