

For Sale

Sports bar in
town centre

4 Victoria Road | Hartlepool |
| TS24 7SD

///seat.robots.perky

Refurbished Sports bar located in the centre of Hartlepool with ancillary and managers office to the first floor and an external seating/smoking area at the rear of the property.

 adalta real


COLLIER ESTATES
PRESTIGE



Large centrally located sports bar with managers office and ancillary areas to first floor.

The subject property is located in Hartlepool, 18 miles north of Middlesbrough and 22 miles south of Sunderland. The property is situated on Victoria Road a short distance from the A689 (Stockton Road), Hartlepool Memorial and Middleton Grange Shopping Centre. The premises holds a prominent position next to other bars such as Showroom, Bar Paris and Loons.

The property comprises a ground floor trading area with storage and ancillary accommodation, including a manager's office and staff rest room on the first floor. The cellar is located on the first floor with loading via lift to the rear of the property. The building benefits from outdoor seating/smoking space at the rear.

More particularly the property features:

- Prominent Building
- Established trading pitch
- Outdoor searing area to rear
- Large sports bar refurbished 2022
- Commercial kitchen
- Town centre location
- Manager's office and staff amenity room on first floor
- Rear access for loading with lit to first floor cellar

// Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Ground Floor	4,784	444.44
Ancillary and Apartment	2,275	211.35
Total Area	7,059	655.79

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Guide Price

Quoting price at £300,000 for freehold interest.

// Business Rates

The rateable value is £43,500. The current rate multiplier is 49.9p in the £.

// EPC

The subject property has an Energy Performance Asset Rating of E (106). Copies of the EPC certificate are available from the Agent.

// VAT

VAT elected property. All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Jordan Richardson at Collier Estates

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