

To Let

Public House in town centre

4 Victoria Road | Hartlepool |
| TS24 7SD

Public house located in the centre of Hartlepool with ancillary and managers flat to the first floor and an external seating area at the rear of the property.



Public house with managers flat and ancillary accommodation on the first floor.

// Location

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.

// Description

The property comprises a ground floor public house with storage and ancillary accommodation, including a manager's studio flat on the first floor.

The building benefits from outdoor seating space at the rear.

More particularly the property features:

- Large frontage
- Period features
- Outdoor seating area
- Large bar
- Town centre location
- Manager's apartment on first floor

// 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.

// Leasehold

The property is available by way of assignment of the existing lease which ends in August 2022. Or by way of a new fully repairing and insuring lease for a term of years to be agreed on.

// Rent

Rent on application.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// 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

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:

Martin Patchett

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