



# SHOP TO LET

5 Carlton Corner / 131 York Road, Hartlepool TS26 9DR

- Town Centre Location
- Excellent Public Transport Links
- Ground Floor Retail unit with rear stores
- Popular mixed use area
- Suitable for a variety of uses
- **Approx. 148.5 m<sup>2</sup> (1,942 sq ft)**

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## LOCATION

The property is well located within Hartlepool Town Centre and forms part of a popular section of York Road with occupiers including Coral, Santander, Smith and Friends Estate Agents and TBi Law. The property is easily accessible by public transport and there are a number of town centre car parks within a short distance

## DESCRIPTION

The premises comprise of a ground floor shop with return frontage onto Carlton Corner, an end of terrace property with dual pitched slate covered roof. The property would suit a variety of uses. The unit has a kitchen/ staff area and stores.

## ACCOMMODATION

The property provides the following approximate Net Internal Areas and dimensions:

### Ground Floor

Sales	123.8 m <sup>2</sup>	(1,333 sq ft)
Staff	8.9 m <sup>2</sup>	(96 sq ft)
Stores	15.8 m <sup>2</sup>	(513 sq ft)
<b>Total</b>	<b>148.5 m<sup>2</sup></b>	<b>(1,942 sq ft)</b>

## LEASE TERMS

The premises are available by way of a new Effective Full Repairing and Insuring lease at a rent of £15,000 pax.

## RATING ASSESSMENT

The property is assessed for rating purposes with effect from April 2023 with an RV of £16,000 2024/25.

## VAT

VAT will be charged on top of the rent at 20%.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D (87). A full copy of the report will be available upon request.

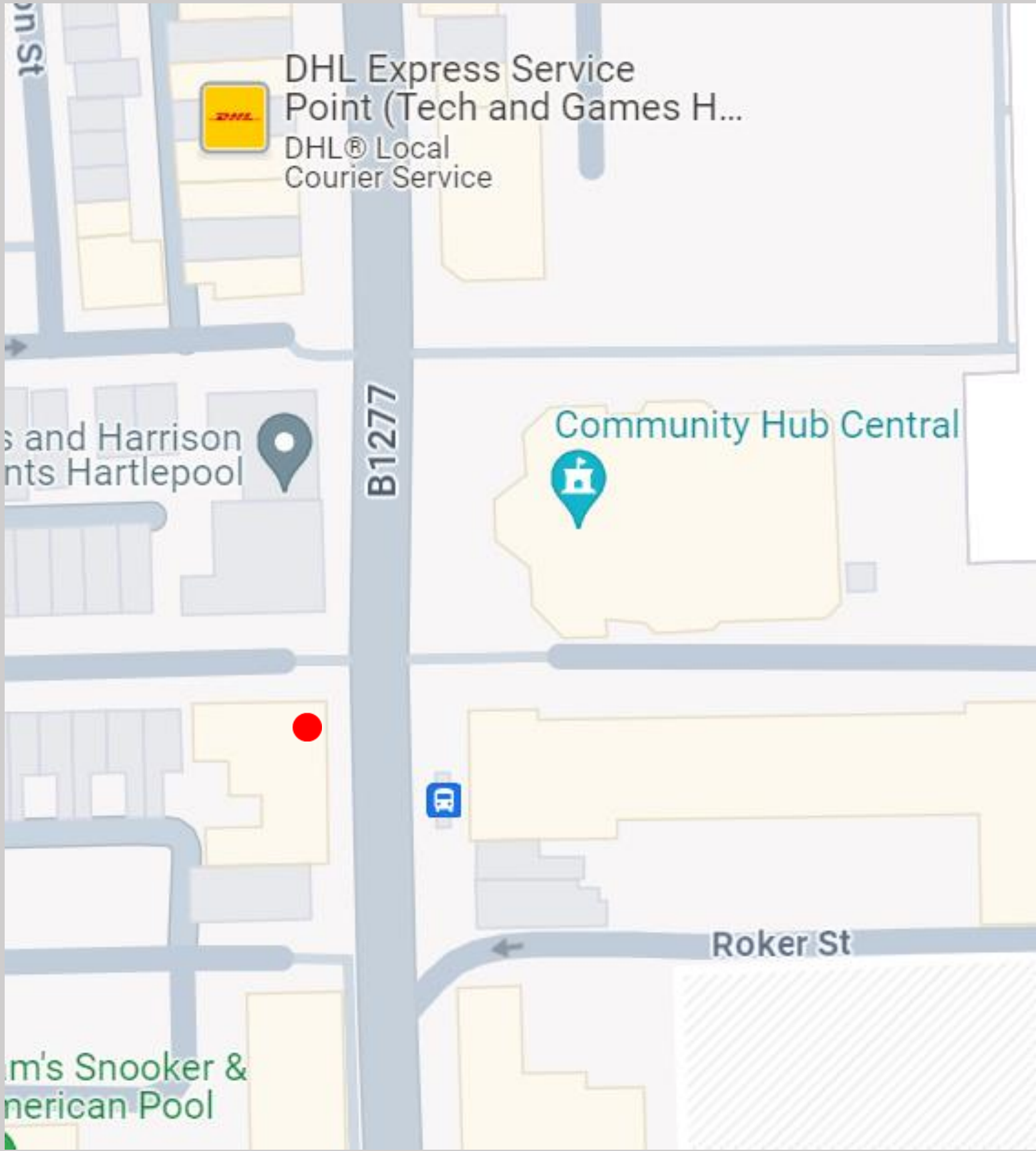
## VIEWING

Strictly through the agents Connect Property North East:

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