



Former Car Store, Brenda Road, Hartlepool TS25 1PD

**LONG  
LEASE  
FOR SALE**

Significant Roadside Opportunity

**9,112 Sq Ft  
(847 Sq M)**

# Former Car Store, Brenda Road, Hartlepool TS25 1PD

## DESCRIPTION

The subject property comprises a former car showroom and workshop within a 1.13 acre site. The showroom has a 3m floor to ceiling height and is arranged in part cellular and part open plan format. The workshop element is divided into two separate units with four electric roller shutters providing access. There is a generous amount of car parking on the site including a compound to the rear.

- ✓ **Prominent roadside site**
- ✓ **Long lease at fixed nominal ground rent**
- ✓ **Site extends to 1.13 acres**
- ✓ **18% site coverage**
- ✓ **Potential for alternative use (STP)**

## LOCATION

Located on Brenda Road, Hartlepool the premises occupies a prominent corner position on the roundabout in between Usworth Road and Tees Bay Retail Park. Tees Bay Retail Park is home to a number of major retailers including B&M, Halfords, The Range and Starbucks. Hartlepool is located 18 miles north of Middlesbrough and 22 miles south of Sunderland.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>9,112</b>	<b>847</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

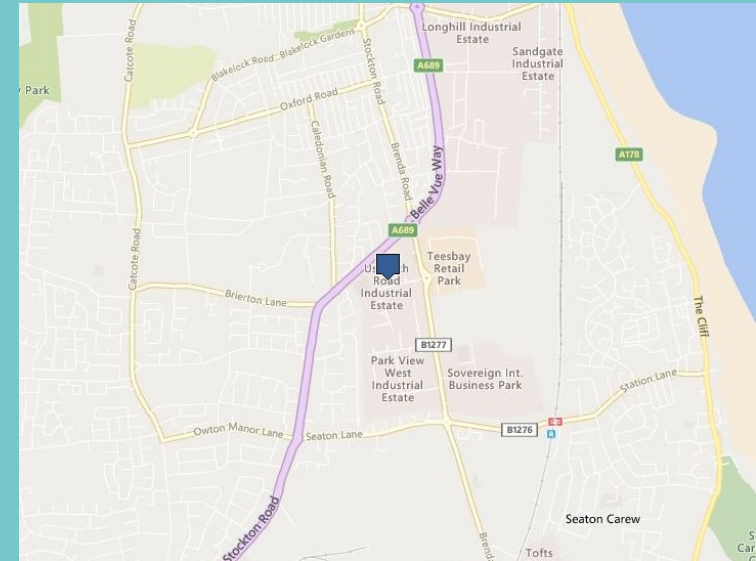
## BUSINESS RATES

Rateable value: £53,500

## TERMS

We are seeking £750,000 for the long leasehold interest which is for a term of 125 years from July 1996 at a fixed ground rent of £2 per annum.

EPC Band D-90



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
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