

**Wynyard Road
, Hartlepool, TS25 3LB**

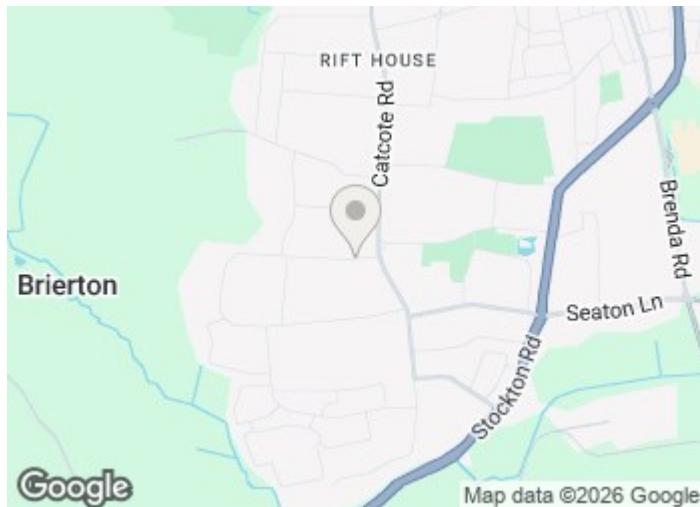
******ATTENTION INVESTORS******

Igomove take great pleasure in offering to the market this dual business and residential property located in a central area ideal for your retail and investment portfolio.

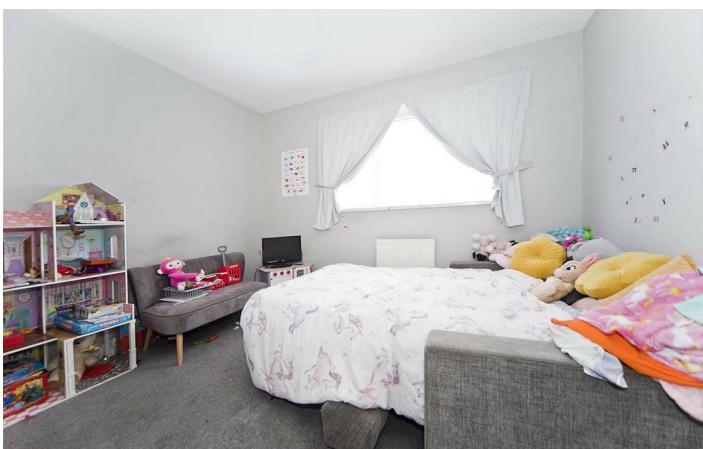
A commercial retail unit for sale with a 3 bedroom apartment above, currently operating as a hair salon on a long term lease and a residential vacant property ready and waiting for new tenants to move in.

Offers In The Region Of £120,000

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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