

**A5 License | POPULAR LOCATION
RETAIL UNIT | Hot Food Takeaway or Other Use**



RETAIL UNIT IN HARTLEPOOL

115 Raby Road, Hartlepool, TS24 8DT

- + **£120 per week (£6,240pa)**
- + **Total area 1369sqft (127sqm)**
- + **A5 Hot food license**
- + **Ideal for starting or relocating business**
- + **Retailers nearby include a Subway, Job Centre Plus, Post Office, Morrisons, Middleton Grange Shopping Centre, and more.**
- + **Flexible Terms**
- + **Comprised of two retail rooms**



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk

RETAIL UNIT IN HARTLEPOOL

Location

The property is situated on Raby Road in Hartlepool which is a village in County Durham. There is easy access to the property from the A179 and the A689. It is conveniently located on the high street and is close to the local schools, many shops and bus routes. Retailers nearby include, a Subway, Job Centre Plus, Morrisons, Middleton Grange Shopping Centre, and more

Description

This former minimarket offers a large amount of retail space and is ideal for starting or relocating a business. The property benefits from a valid A5 hot food license, but could be used as anything else. It is located on a busy retail High Street with a high footfall and demand for a takeaway in this location. The shop consists of two retail rooms and two further rooms to the rear ideal for staff and storage space with w/c facilities as well as a storage basement.

The unit is secure and benefits from external roller shutters.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A:	450sqft (41.8sqm)
Ground Retail Zone B:	167sqft (15.5sqm)
Mezzanine Internal Storage:	178sqft (16.5sqm)
Basement Storage:	422sqft (39.2sqm)
First Internal Storage:	151sqft (14sqm)

Total Area 1369sqft (127sqm)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £6,240.00 per annum exclusive, which equates to £120 per week.

Business Rates

The current rating assessment is as follows: Shop & Premises £3,800.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Hartlepool Borough Council.

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

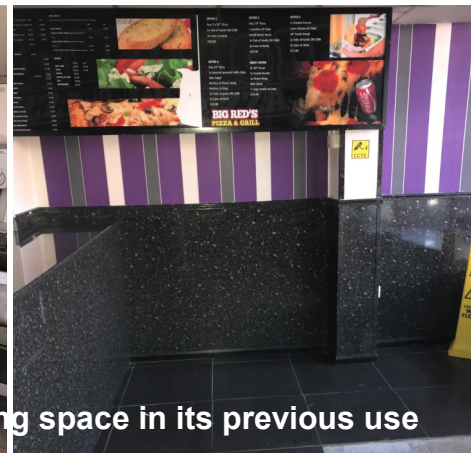
VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



Images showcasing space in its previous use

Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT

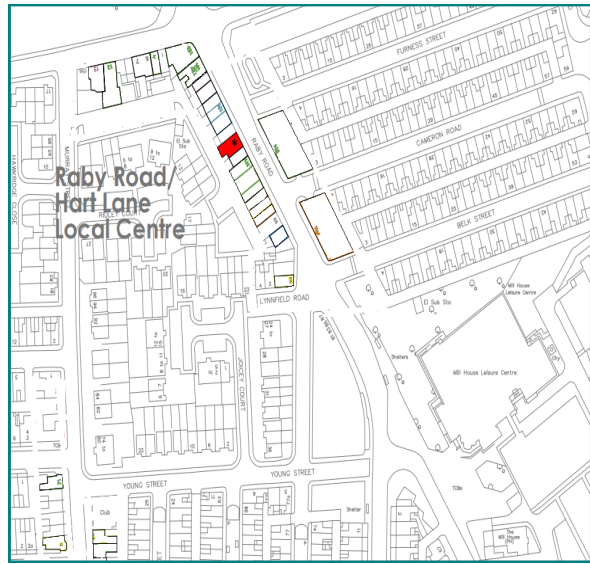
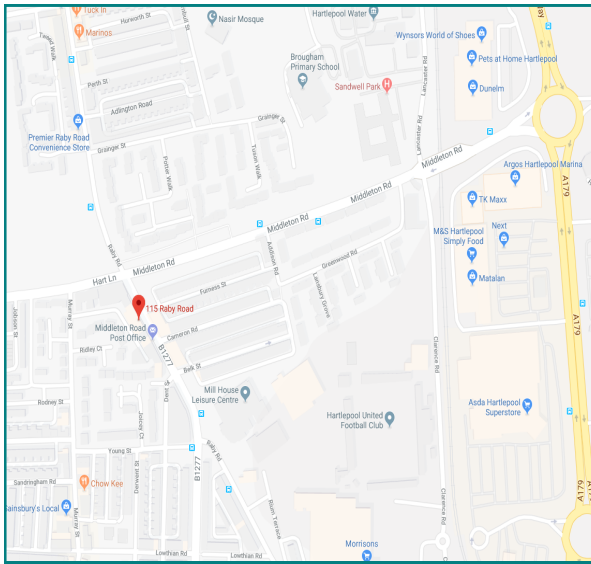


Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk



Thrower Stone Group

0191 477 5777 | lettings@throwerstone.co.uk



07920 522 713 | www.throwerstone.co.uk