



**TO LET**

**RETAIL UNIT**

**42 LISTER STREET, HARTLEPOOL TS26 9LF**

**SW**

Sanderson  
Weatherall



## Summary

- Retail Unit
- Size: 573 sq ft (53.21 sq m)
- Rent: £6,600
- Subject to Contract

## Description

The property comprises a mid-terrace commercial retail unit arranged over ground floor level with paid parking to the front of the unit, providing flexible accommodation suitable for a variety of uses, subject to obtaining the necessary planning consent.

The subject property provides a retail sales area with glazed frontage and electric roller shutter doors with space suitable for storage or office accommodation and WC facilities to the rear.

## Accommodation

We understand that the accommodation comprises the following approximate Net Internal Areas (NIA):

**NIA: 573 sq ft (53.21 sq m)**

## Asking Rent / Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £6,600 per annum, subject to contract.





## Location

The subject property is well positioned on Lister Street, close to the busy York Road, offering excellent visibility and access to local amenities. The property is located in the centre of Hartlepool.

Hartlepool is a large coastal town in the north east of England lying approximately 14 miles north of Middlesbrough, 23 miles south of Sunderland and 30 miles south of Newcastle upon Tyne. The surrounding area includes various local businesses and services such as Razzle Dazzle, The Glass Shop, Eston Fish Bar and Tattoo along with numerous other local operators.

The area is well connected being adjacent to the A689 providing access to the A19 and via public transport with Hartlepool Train Station approximately 1 mile away. The property is situated in a bustling area of Hartlepool, which is a mixture of commercial and residential and benefits from excellent passing trade on a consistent basis.

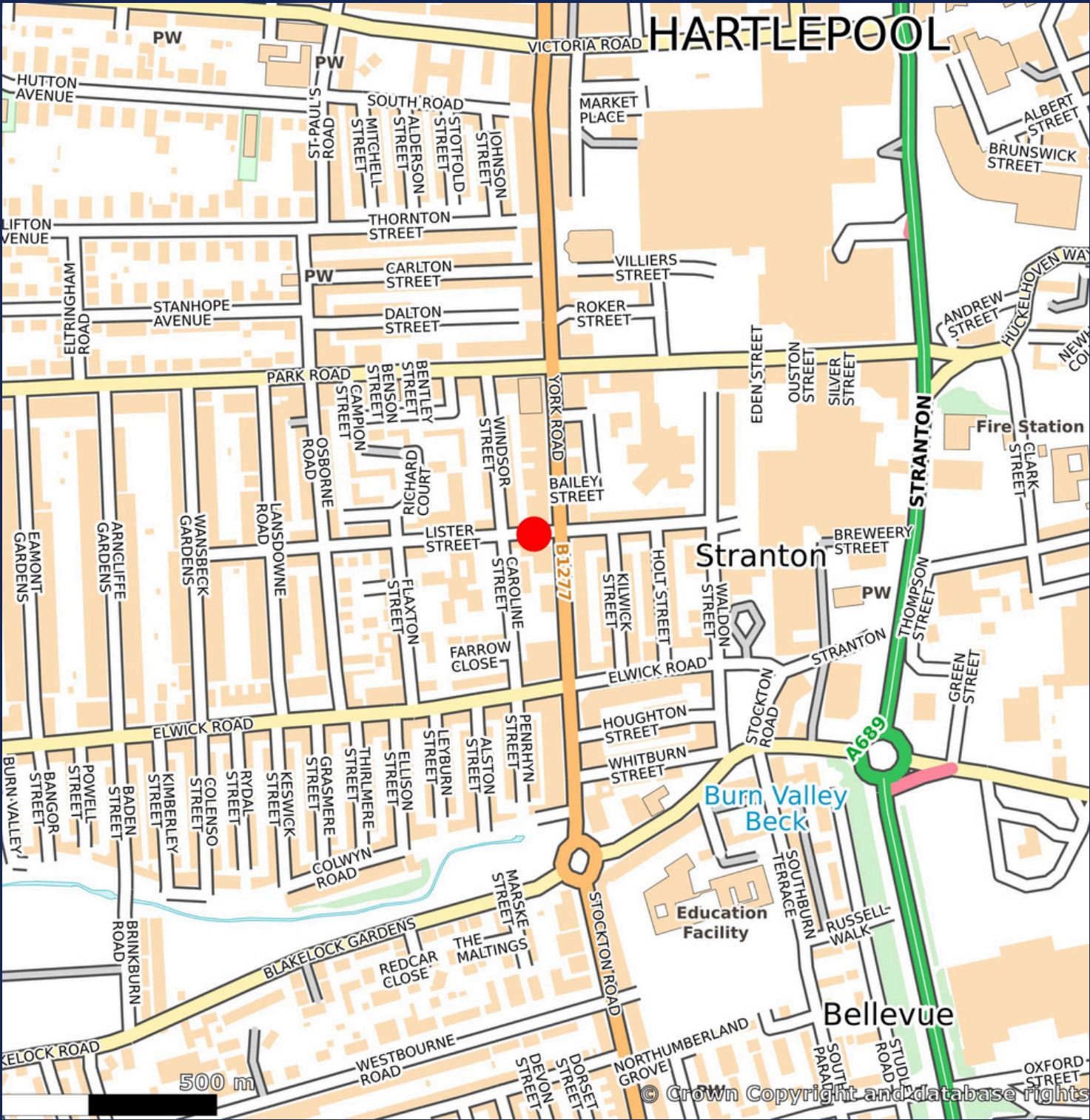
## Use / Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Hartlepool Borough Council).

## Services

We understand that the property benefits from water and electric service connections, however, any interested party is advised to make their own investigation with regard to this matter.





## Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £3,700

The subject property should qualify for small business rates relief; however, we would recommend that any interested party verifies the accuracy of this information and rates payable with the Local Rating Authority (Hartlepool Borough Council).

## Energy Performance Certificate

The property has an Energy Asset Rating of Band C (61). A full copy of the Energy Performance Certificate (EPC) can be obtained via following link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful operator.

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

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







# Contact

For further information or to arrange a viewing please contact the sole agents:

**Sam Robinson**



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