# Retail Unit To Let

40 Middle Street
Blackhall Colliery
Hartlepool
TS27 4EA

Bradley Hall

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Suite 5, 9 Evolution Business Park, Wynyard, TS22 5FG



# Key Info

The property is available by way of a new lease following a surrender of the current lease, at a rent of £7,800 per annum.

Ground floor retail unit with a full-height glazed frontage, arranged to provide open shop floor, kitchen area, storage and a w/c

Located within a mixed-use retail/residential parade on Middle Street, Blackhall Colliery

Total size of 75sqm (827sq.ft)

Suitable for a variety of retail, café or service occupiers

EPC rating – To be assessed

Rateable value of £4,550 - small business rates relief may apply

# DESCRIPTION

Ground floor retail unit within a busy local retail parade, benefiting from a full-height glazed frontage. The accommodation comprises an open-plan sales area together with a kitchen, storage room and WC. The premises have been fitted out to a good standard and benefit from tiled flooring, excellent natural light and a prominent customer-facing position. Suitable for a variety of retail, café or service occupiers

# LOCATION

The unit is located on Middle Street, Blackhall Colliery, a short distance from Hartlepool within County Durham. The property benefits from being situated on well-established local parade alongside a mix of established retail and residential neighbours, making it highly suitable for a variety of commercial uses with good potential to attract both local customers and passing trade.



# Important Information



The property is available by way of a new lease, at a rent of £7,800 per annum, subject to terms, following a surrender and regrant.

## Rating Assessment

The rateable value of the premises as at 1 April 2023 is £4,550 and may qualify for 100% Small Business Rates Relief, subject to occupier status. This is based on the RV being below £12,000, however, interested parties should confirm the current position with the Local Authority.

## AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## EPC

To be assessed

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020.
February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf





**IMPORTANT NOTICE**

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**5)** All details are provided Subject to Contract


# For Viewings & Further Information

**For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited.**


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