



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

# **SHOWROOM & OFFICE**

**42-44 AVENUE ROAD, HARTLEPOOL, TS24 8AT**

353 m<sup>2</sup> (3,800 sq ft)



- Of interest to investors, occupiers and developers
- Popular edge of town centre location
- Offers in the region of £120,000

**0113 2348999**

## Location

Hartlepool is situated approximately 4 miles to the east of the A19 (T) and is accessible from the north via the A179 and the south via the A689.

The premises are situated on Avenue Road close to Hartlepool town centre and near to Middleton Grange Shopping Centre. The location has several public bus stops nearby as well as large areas of public and Pay & Display car parking.

## Description

The premises comprise a terrace of 3 storey buildings with ground floor showroom and office, upper floor storage accommodation.

## Accommodation

The property has the following approximate net internal floor areas:-

Ground floor	204m <sup>2</sup> (2,196 sq ft)
First floor	82m <sup>2</sup> (883 sq ft)
Second floor	67m <sup>2</sup> (721 sq ft)

**Total Net Internal Floor Area 53m<sup>2</sup> (3,800 sq ft)**

## Tenure

The premises are freehold. The property is currently subject to a Tenancy at Will granted to the current occupier.

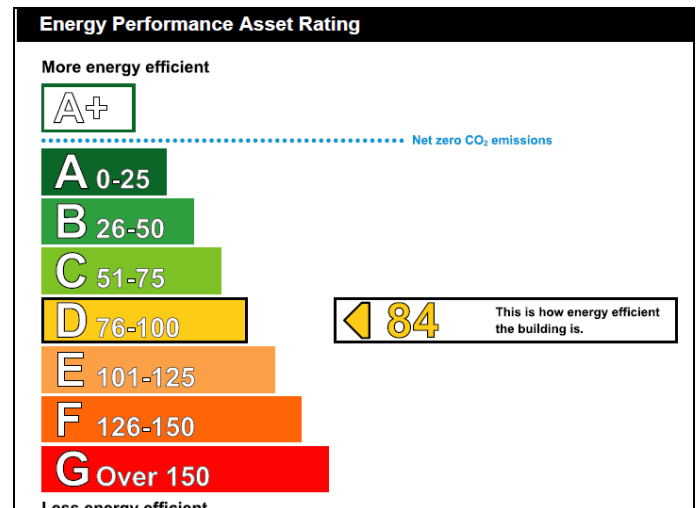
## Business Rates

We are advised that the property is assessed in two parts for rating purposes:-

Ground floors	RV £10,750
Upper floors	RV £5,000

The joint agents recommend that interested parties contact the local rating authority directly to determine the precise business rates payable.

## Energy Performance Certificate



## Price

Offers in the region of £120,000.

## VAT

The purchase price is exclusive of VAT, if applicable. It is anticipated that VAT will not be chargeable upon the sale price.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co** Tel: 0113 234 8999  
**Andrew Steel** [andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)

**Connect Property** Tel: 01642 704930  
**Tim Carter** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Our Ref: 1985/A/S**  
**October 2017**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.