

Hartlepool, 51-54 Forestor Close / Warrior Road, Seaton Carew, TS25 1JE



ADJACENT TO A NEW ONE STOP C-STORE - UNITS TO LET



LOCATION

Seaton Carew is located approximately 2.7 km (1.7 miles) south of Hartlepool town centre with Durham located to the north west and Darlington to the south west.

The new retail development is located within an established residential area and is situated on the Warrior Road spine road running through Seaton Carew. The property was formerly known as The Schooner Public House which closed in 2016.

DESCRIPTION

One Stop convenience store is the anchor tenant on the new development with the remaining element being converted into four smaller ground floor retail units with two residential apartments at first floor.

The shops will be handed over in basic shell condition and will benefit from a large shared car park.

ACCOMMODATION

We have not undertaken a measured survey but understand the property provides the following approximate areas.

No 54 (Unit 2) – 94.66 sq m 1,019 sq ft

TENURE

The premises will be offered by way of a new effectively full repairing and insuring lease for a term of 10 years subject to upward only rent review in year 5.

RENTS

Unit 2 – £13,250 per annum exclusive

PLANNING USES

We understand the property has the following planning consents:-

Units 2-4 – Class A1 (Retail)

BUSINESS RATES

The property has not yet been assessed for business rates

SERVICE CHARGE & INSURANCE

To be confirmed

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

On application.

CONTACT

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