

## TO LET (SUB LEASE)

172-174 RABY ROAD, HARTLEPOOL, TS24 8EJ

On the Instructions of:



For the good  
of entertainment



- Suitable for a variety of uses subject to consent.
- Double fronted retail unit.
- Ground Floor Sales 99 sq m (1,063 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include [Appleby Carpets & Flooring](#), [Lifestyle Express](#), [Sista Sista Hair & Beauty](#), [Pizza Mezo](#) and [Gotta Dance Dancewear](#).

## SITUATION

The property is located within the Dykes House area of Hartlepool, which has recently benefitted from several substantial residential developments in the immediate surrounding area. The premises occupy a prominent position close to the junction of Brougham Terrace and Raby Road, which is one of the main secondary roads into the town centre.

## ACCOMMODATION

Arranged over ground floor only with rear stores/kitchen and customer/staff WC facilities. Please note there is no access to the first-floor.

<b>Gross Frontage</b>	10.72m	35'2"
<b>Built Depth</b>	10.69m	35'1"
<b>Internal Width</b>	10.26m	33'8"
<b>Ground Floor Sales</b>	99m <sup>2</sup>	1,063ft <sup>2</sup>
<b>Kitchen/Customer WC's</b>	7m <sup>2</sup>	80ft <sup>2</sup>

## LEASE TERMS

The premises are occupied by way of an existing FRI lease expiring 27<sup>th</sup> February 2027 at a passing rental of **£11,596 per annum** exclusive. The next rent review is in March 2021.

**Sub Leases and Short-Term Deals will be considered subject to negotiation.**

## EPC

Details to follow.

## BUSINESS RATES

<b>Rateable Value</b>	£12,500
<b>2020/2021 UBR</b>	£0.499
<b>Estimated Rates Payable</b>	£6,238

*Given the Rateable Value is around £12,000, the current rates relief for the property equates to almost 100% discount for most occupiers. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

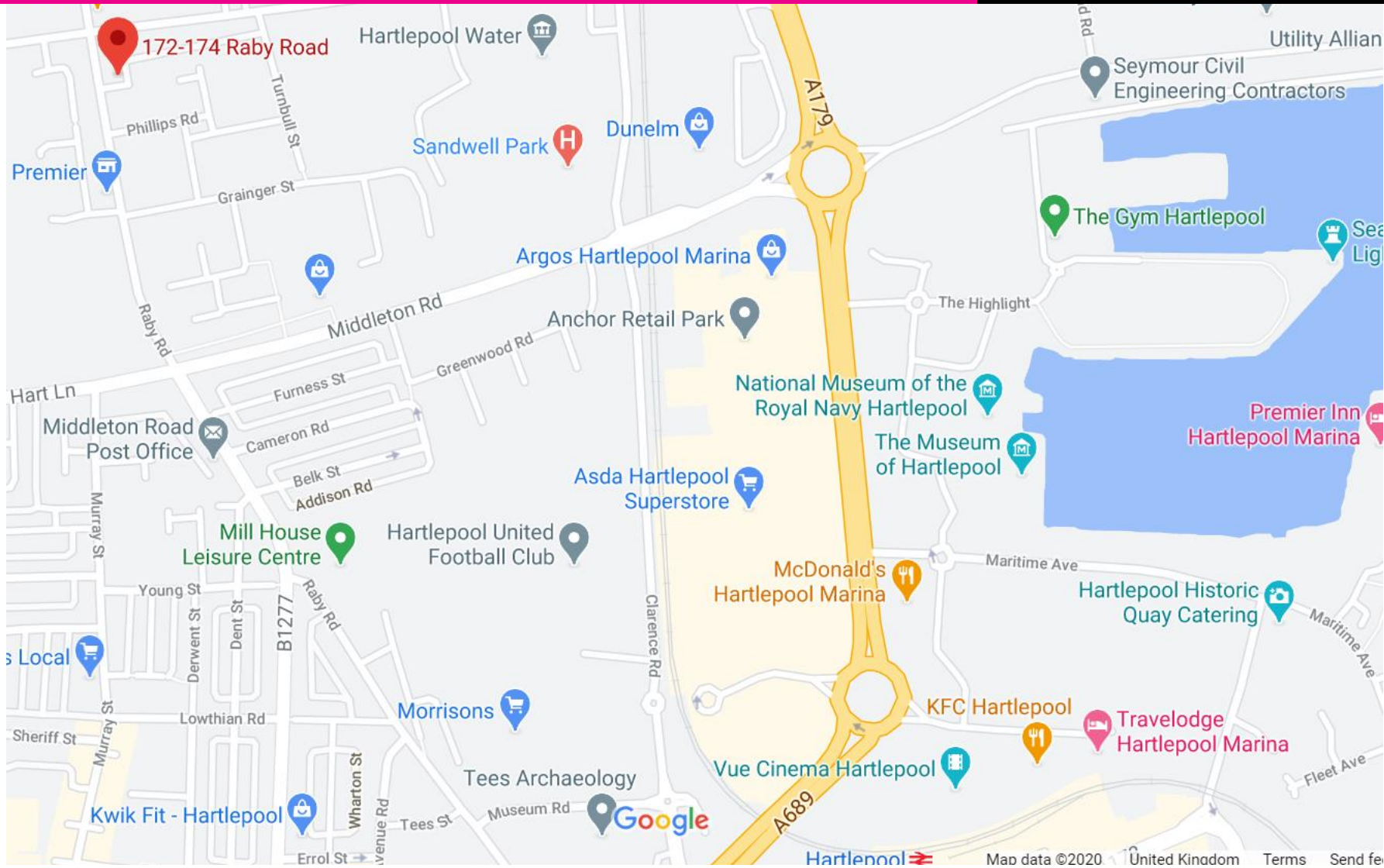
## VIEWING

For enquiries, viewing, and general information, please contact:  
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