



SITUATION

Located in this predominantly residential area and being close to the junction with Raby Road which hosts a **Post Office, YMCA** and a variety of local traders.

Hartlepool lies approximately 9 miles north of Middlesbrough and enjoys excellent road access via the A19 trunk road.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Store** on the first floor which includes part uPVC double glazing. In addition, there is use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Internal Width	16'9"
narrowing at rear to	4'10"
Shop & Built Depth	37'7"

First Floor Ancillary Store

2 Rooms	Area Approx. 220 sq ft
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Jones as a hairdresser** for a term from 1st June 2009 to 28th February 2021 (**in occupation for over 10 years**) at a current rent of **£5,750 per annum** exclusive.

£5,750 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Spratt Endicott
Tel: 01295 204 111 Ref: Ms Emma Buck
Email: ebuck@se-law.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page