



Former Car Store, Brenda Road, Hartlepool TS25 1PD

**TO LET
FOR SALE**

Significant Freehold Roadside
Opportunity

**9,112 Sq Ft
(847 Sq M)**

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DESCRIPTION

The subject property comprises a former car showroom and a large industrial unit within a 1.13 acre site. The showroom is in excellent condition with high specification interior including; LED lighting, 3m floor to ceiling height, part cellular and part open plan accommodation. The industrial element is divided into two separate units with four alternative electric roller shutters providing access. There is a significant amount of car parking on the site with a section to the rear surrounded by galvanised steel fencing.

- ✔ Prominent roadside site
- ✔ Freehold Title
- ✔ High specification interior
- ✔ Site extends to 1.13 acres
- ✔ 18% site coverage
- ✔ Potential for alternative use (STP)



LOCATION

The subject property is located on Brenda Road, Hartlepool. The site occupies a prominent corner position on the roundabout in between Usworth Road and Tees Bay Retail Park. Tees Bay Retail Park is home to a number of major retailers including B&Q, Halfords, The Range and Starbucks. Hartlepool is located 18 miles north of Middlesbrough and 22 miles south of Sunderland.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Showroom	2,854	265
Offices	798	74
Industrial	5,461	507
Total	9,112	847

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

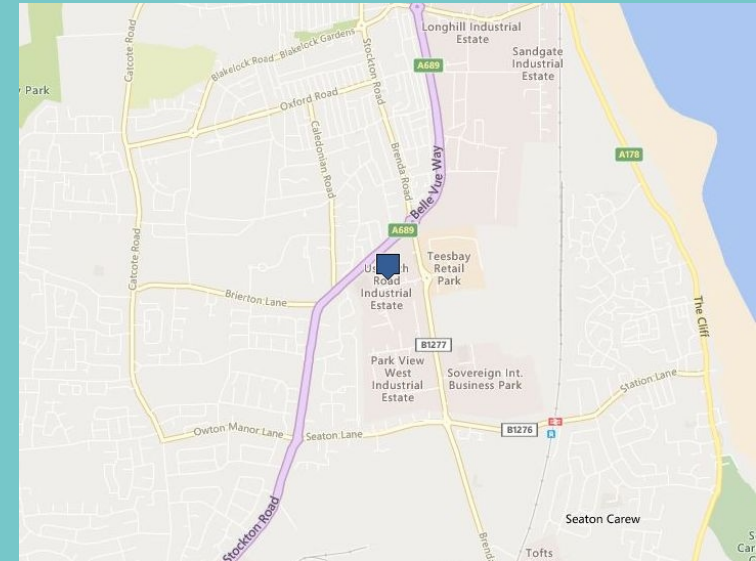
BUSINESS RATES

Rateable value: £53,500

TERMS

The premises are available for offers over £900,000.

The leasehold for the premises is available for £75,000 per EPC To be confirmed.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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