

Thomas : Stevenson

# For Sale / To Let

## RETAIL WAREHOUSE 136 LYNN STREET, SOUTH HARTLEPOOL



### Location

The premises are located close to Hartlepool Town Centre in an area occupied by many commercial and bulky goods retail occupiers. Nearby occupiers include Mulgrave Carpets, Michael O Connor Furniture, Mark Leader DIY, George Shields Kitchens and Hewden Hire.

### Description

The premises comprise of a building of portal frame construction clad in a combination of brick work and profiled sheeting. At the front of the premises is a small shopfront area behind roller shutters. Internally there is heat and light provision with some office accommodation along one side of the unit.

### Accommodation

Maximum Width:	99 feet (30.17 metres)
Maximum Depth:	138 feet (42.06 metres)
Gross Internal Area:	13,662 sq ft (1,269 sq m)

### Rating Assessment

We understand that the premises have been assessed as follows.

Rateable Value £23,750 Description Warehouse and Premises.

### Tenure

The premises are available on a new lease for a term of years to be agreed at an initial rental of £38,000 per annum.

### Freehold

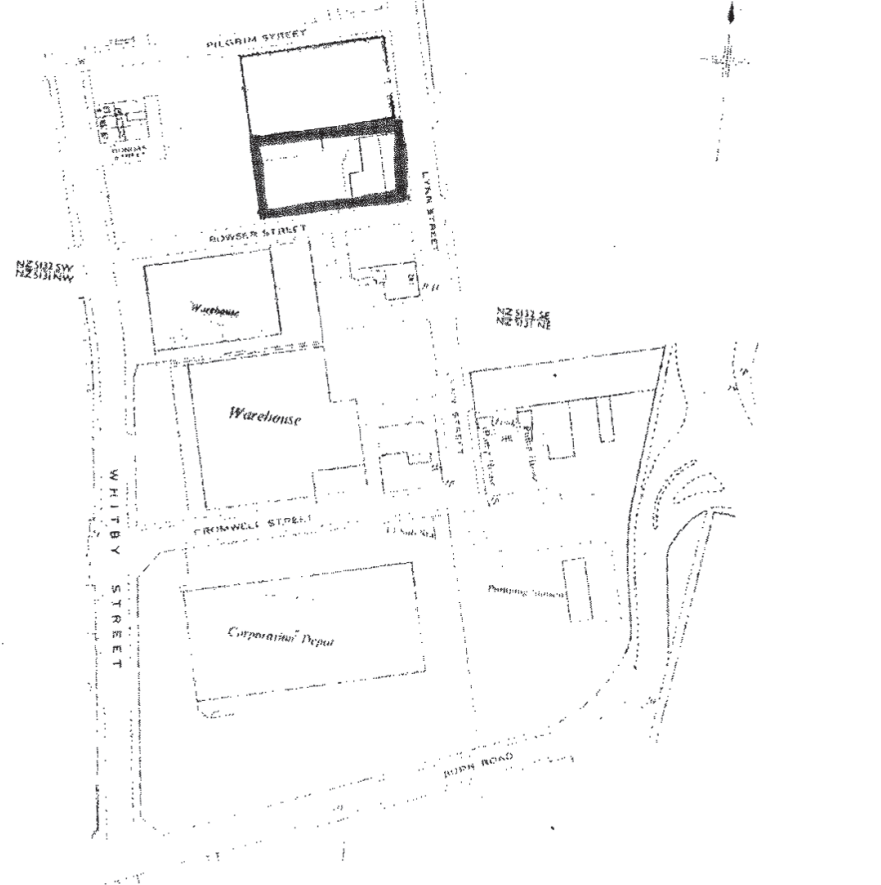
For Sale at £450,000

### Viewing

Arrangements can be made to view the premises by calling this office.

H.M. LAND REGISTRY		TITLE NUMBER <b>CE111534</b>	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY <b>CLEVELAND</b>	SHEET	NATIONAL GRID SECTION <b>NZ 5131 D</b>
Scale 1:1250	HARTLEPOOL DISTRICT		© Crown Copyright 1974

ADMINISTRATIVE AREA HARTLEPOOL



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