

TO LET

Unit 1A, Anchor Retail Park,
Marina Way, Hartlepool TS24 0XR



LOCATION

Anchor Retail Park is Hartlepool's premier out of town retail destination. It is located on Marina Way, (just north of Hartlepool town centre) and immediately next to **Asda** supermarket, opposite **Vision Retail Park** and close to **High Point Retail Park** and **Hartlepool Leisure Park**.

The subject unit is positioned at the end of the terrace, closest to **Asda** and next to **Matalan**. Nearby retailers on the retail park include; **Marks & Spencer Simply Foods**, **Next**, **TK Maxx**, **Argos**, **Boots**, **Currys/PC World** and **Nando's**.

DESCRIPTION

The premises are arranged over ground and first floors and provides the following gross internal floor areas:

Ground Floor:	250 sq m	2,686 sq ft
First Floor	242 sq m	2,600 sq ft

LEASE

The premises are available by way of a new FR & I Lease, subject to upward only rent reviews every 5th year of the term.

RENTAL

The initial rental is to be £70,000 pax

USER

We are advised that the unit benefits from a restricted A1 retail use.

Other uses may be considered, subject to planning approval.

AVAILABILITY

This unit is available subject to the current tenant (Carphone Warehouse) providing vacant possession

RATING

We have been informed by the local rating authority that the property is assessed on the following basis.

Rateable Value (2017): £55,000

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable

EPC

A copy of the Energy Performance Certificate (EPC) can be made available upon request.

VIEWING

Strictly by appointment through the sole agent:
Pudney Shuttleworth, 31 Park Square West, Leeds, LS1 2PF

Contact: Michael Pudney
Direct Line: 0113 203 1131 / 07747 008449
Email: mp@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT **October 2020**
WITHOUT PREJUDICE



Hartlepool - Anchor Retail Park

