

# For Sale or To Let

8 and 9 Church Street,  
Hartlepool, TS24 7DJ



- Town Centre Location
- 3-Storey Premises
- Prominent Position
- Excellent Public Transport Links
- Approx. 491sq.m. (5,277 sq.ft.)
- Potentially Business Rates Relief

## Expressions of Interest Invited

Closing Date: 12 noon on Friday 30<sup>th</sup> July 2021

**Enquiries to:**

Estates and Asset Management Team, Civic Centre,  
Victoria Road, Hartlepool, TS24 8AY

## Location

Hartlepool is situated approximately 4 miles to the east of the A19 (T) and is accessible from the north via the A179 and the south via the A689. The premises is situated on Church Street close to the Town Centre and the Towns Train Station.

Church Street was once the vibrant commercial area of the town with a number of very fine buildings which exemplify the areas previous prosperity.

The area is known as the Innovation and Skills Quarter and the Council, and its partners, have committed significant investment in upgrading the area and it is seen as a key growth area for the economic prosperity of the town.



## Description

Two, three storey office/commercial properties constructed in the late 19<sup>th</sup> century and now effectively one unit. It has gas central heating and comprises of a mix of offices and meeting rooms with kitchen facilities and a good sized basement.

## Accommodation (see layout below)

Floor	Size (Net Internal Area)
Basement	163.47 m <sup>2</sup> (1748.87 ft <sup>2</sup> )
Ground	112.29 m <sup>2</sup> (1208.72 ft <sup>2</sup> )
First	107.80 m <sup>2</sup> (1160.39 ft <sup>2</sup> )
Second	107.74 m <sup>2</sup> (1159.74 ft <sup>2</sup> )

## Services

All mains services are understood to be present within the property

## Use

The property is suitable for a variety of uses such as office, retail, restaurant, nursery and medical uses. Use as a public house/bar or hot food takeaway uses will not be permitted."

## Rating Assessment

The properties are separately assessed for rating purposes at £11,000 for no.8 and £4,150 for no.9. The Uniform Business Rate for 2021/2 is £0.499 in the pound.

## Energy Performance Certificate

This property's current energy rating is D.

## Price and Terms

The Council is offering the property for sale at offers in the region of **£150,000** or to lease on the following terms:

- 3 or 5 year term with a Tenant only break clause exercisable after 3 years.
- Offer in the region of **£15,000 p.a.**
- Tenant responsible for all repairs and insurance

## Fees

In the event of a sale the purchaser will be responsible for the Councils Surveyors Fees at 3% of the purchase price (subject to a minimum of £4,500)

If the property is leased the lessee will be responsible for the Councils Surveyors Fees based on 10% of the agreed rent (subject to a minimum of £3,250).

In addition the Lessee will be responsible for the Councils legal fees.

## Supporting Information

Interested parties will be required to provide details of:-

- Previous track record
- 3 years of annual accounts
- Contact details for 2 trade and 1 personal references

## Viewing

Contact Gerard Darby on (01429) 523208 or email [gerard.darby@hartlepool.gov.uk](mailto:gerard.darby@hartlepool.gov.uk)

## Closing date for receipt of tenders

All offers to be made on one of the attached form and returned to the Managing Director in an envelope marked “**Expression of Interest in 8/9 Church Street Hartlepool**” no later than **12 noon Friday 30<sup>th</sup> July 2021**.

**Notice is hereby given that:** All necessary statutory consents are to be obtained by the purchaser/lessee at their own cost prior to the commencement of occupation.

These particulars are set out as a general outline only for the guidance of interested parties and do not constitute, or constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and intending purchasers/lessees should not rely on them as

statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property.

Any offers will be deemed exclusive of VAT



## Expression of Interest

Managing Director  
Hartlepool Borough Council  
Civic Centre  
Victoria Road  
Hartlepool  
TS24 8A

### **8/9 Church Street, Hartlepool:**

I/we .....

of .....

hereby offer the sum of £ ..... for the freehold interest in the property **or**

£..... per annum for a ..... year lease in the property

Name (s) .....

Address .....

.....

.....

Telephone Number .....

E-mail: .....

Proposed Use .....

.....

.....

.....

.....

.....

Please continue on a separate sheet if necessary.

Trade Reference 1 .....

Trade Reference 2 .....

Personal Reference.....

This offer must be returned in a sealed envelope to the Managing Director at the above address clearly marked  
**"Expression of Interest in 8/9 Church Street, Hartlepool"** to arrive no later than **12.00 noon on Friday 30th<sup>th</sup>**  
**July 2021.**

Signed ..... Date .....