

Office / Restaurant / Leisure STP

To Let

HARTLEPOOL, TS24 7SE

Bovis House, 7-11 Victoria Road

Location

The property is situated in Hartlepool Town Centre close to Middleton Grange Shopping Centre, Hartlepool Train Station, Hartlepool Transport Interchange and the Civic Centre. The property is on the licensed leisure circuit with operators including **Popworld (Stonegate), Loons, Manhattan and Showroom** bars, **Skyy Nightclub** and **Trixx Stakepark** all nearby. **Best Western Grand Hotel** and **Mumbai Majestic** restaurant are also in close proximity.

Accommodation

The property is currently arranged as offices over ground first and second floors, accessed via a central hallway with stairs and lift to all floors. The space benefits from Cat II lighting, approximately 2.8m ceiling height, heating and air conditioning on part.

Floor Areas

We understand approximate net floor areas to be as follows:

Floor	Size Sq M	Size Sq Ft
Ground	281	3025
First	561	6045
Second	557	5996
Total	1,399	15,058

Planning Use

The property currently benefits from B1 Office use but may suit a range of other uses subject to obtaining the usual planning consents, including bar, restaurant, gym or other leisure use.

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS



Lease

The property is available by way of a brand new lease direct from the Landlords on terms to be agreed between the parties.

Business Rates

We understand that the property has 3 Rating Assessments at the present time. The rate applied to the ground floor is based on £45.60 per sq m and the upper floors £38 per sq m. Obtained from the Valuation Office Agency (www.voa.gov.uk)

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Rent / Price

£6 per square foot per annum exclusive of rates, VAT and all other outgoings. Incentives may be available upon application.

Viewings

All viewings are by prior appointment from the Landlord's agents:

Samuel May
 May & Company
Samuel@MayandCompany.co.uk

Subject to contract

020 3503 0635

MayandCompany.co.uk