

A Part Vacant Commercial/Residential Investment. A Vacant Ground Floor Shop and a First & Second Floor Four Bedroom Maisonette let on an AST producing £6,500 per annum.

**Guide Price = £85,000+**

#### Tenure

Freehold

benefits from allocated off street parking.

#### Location

The property is situated in the heart of Hartlepool town centre close to the shops and amenities. Transport links are provided by Hartlepool rail station.

#### Accommodation & Tenancies

The property has not been internally inspected by Sutton Kersh Binstock. The following information has been supplied by the vendor:

#### Description

The property comprises an end of terrace ground floor shop together with a self-contained first and second floor maisonette. The maisonette has its own separate side entrance. The property

#### Total Current Rent Reserved £6,500 per annum

VAT is not applicable to this lot



| PROPERTY   | ACCOMMODATION  | TENANT      | TERM                                 | CURRENT ANNUAL RENT |
|--|--|-------------|--------------------------------------|---------------------|
| Ground Floor Shop<br>(formerly used as a tattoo parlour) | Sales Area – 7.92m x 4.48m (25'11" x 14'8")<br>Rear Room – 3.66m x 3.46m (12' x 11'4")<br>Storage Area – 4.16m x 2.6m (13'7" x 8'6")<br>WC with wash basin | Vacant      | —                                    | ERV £5,200          |
| First & Second Floor<br>Maisonette                       | 1st Floor – Reception Room, Bedroom, Kitchen, Bathroom<br>2nd Floor – Three Bedrooms   | Individuals | 12 month AST from 1/9/07<br>at 125pw | £6,500              |