

Lot 32, 28 Dent Street, Hartlepool,

County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 32, 28 Dent Street, Hartlepool, County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Property Information

Freehold Supported Living Investment

- 2 bedroom Terrace House
- Let to Sanctum Housing Community Interest Company until 2041
- Landlord Option to extend until 2046
- Annual Rental increases inline with the Consumer Price Index subject to a minimum of 1% per annum and a maximum of 4% per annum
- Popular Location close to Hartlepool Town Centre
- 600m from Hartlepool Railway Station

Lot

32

Auction

15th December 2022

Rent

£6,760 per Annum Exclusive

Status

Available

Sector

Residential

Auction Venue

Live Streamed Auction

Location

Miles

8 Miles North of Middleborough, 17 miles south east of Durham, 28 miles south east of Newcastle

Roads

A179

Rail

Hartlepool Railway Station

Air

Newcastle Airport

Situation

Hartlepool is a port town and administrative centre of County Durham, approximately 17 miles south-east of Durham and 20 miles north-east of Darlington. The property is situated on the east side of Dent Street close to its junction with Elliot Street. The property is located less than a mile from Hartlepool Railway Station.

Tenure

Freehold.

Description

The Property comprises a 2 storey terrace house with 2 bedrooms and has the benefit of a rear yard and rear access. The property also benefits from double glazed windows.

The tenant, at their own cost, is to undertake a refurbishment programme of the property.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 32, 28 Dent Street, Hartlepool, County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Residential	2 Bedrooms	SANCTUM HOUSING CIC (CRN 12596536) (1)	16/12/2022 until 15/12/2041 with a landlords option to extend until 2046	£6,760	Annual Rent reviews in line with Consumer Price Index (CPI) (2)
Total Approximate Floor Area					£6,760	

(1) Sanctum Housing CIC (CRN12596536) is a Community Interest Company which are companies set up for the benefit of the community and are hybrid between a charity and a profit making company. Sanctum Housing CIC provides supportive living for vulnerable people providing support for those who have experienced homelessness. (www.sanctumhousing.org)

(2) The lease provides for the rent to be increased annually in line with the consumer price index (CPI) subject to a minimum of 1% per annum and a maximum of 4% per annum.

Lot 32, 28 Dent Street, Hartlepool,

County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Supported Living Investment

www.acuitus.co.uk

Lot 32, 28 Dent Street, Hartlepool,

County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Supported Living Investment

www.acuitus.co.uk

Lot 32, 28 Dent Street, Hartlepool,

County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 32, 28 Dent Street, Hartlepool, County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Lot 32, 28 Dent Street, Hartlepool, County Durham TS26 8AY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Hamish Smart

+44 (0)20 7034 4864

+44 (0)7535 891 850

hamish.smart@acuitus.co.uk

Seller's Solicitors

Trowers & Hamlins LLP

3 Bunhill Row

London

EC1Y 8YZ

Dwynwen Lewis

(0)20 7423 8744

dlewis@trowers.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020