

Lot 33, 34 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For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)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

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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

33

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 property has recently undergone a refurbishment programme.

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.

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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.

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September 2020

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