

# Lot 47

Vacant Possession

99/101 York Road & 23 Victoria Road,  
**Hartlepool, County Durham TS26 9DA**

**Substantial Freehold Development Opportunity**



## Key Details

- Comprises approximately 1,167.55 sq m (12,535 sq ft)
- Central and prominent town centre location with parking
- Change of use potential (subject to planning and consents)
- Close to Middleton Grange Shopping Centre where tenants include Primark, McDonald's, Holland & Barrett, JD Sports, Boots the Chemist and Sports Direct
- Low Capital Value on Guide Price

## Location

Miles: 19 miles south-east of Durham  
 34 miles south of Newcastle upon Tyne  
 Roads: A19, A179, A689  
 Rail: Hartlepool Train Station  
 Air: Newcastle International Airport

## Situation

Hartlepool is a seaside town in County Durham, situated on the North Sea coastline. The property is located on the west side of York Road, at its junction with Victoria Road in a prominent town centre location. The property is located only 200 metres from Middleton Grange Shopping Centre where retailers include McDonald's, Holland & Barrett, JD Sports, Primark, Boots and Sports Direct. There are a number of car parks nearby totalling over 300 spaces.

## Description

The property is a four storey building comprising a basement, a large ground floor shop with office accommodation on the first floor and a separately accessed former gym on the second floor. The property also benefits from parking for 4 cars.

## Tenure

Freehold.

## Buyers Premium

The buyer will pay £3,500 plus VAT towards Vendor's costs, in addition to the cost of searches.

## VAT

VAT is applicable to this lot.

## Energy Performance Certificate

Available from the legal pack at [acutus.co.uk](http://acutus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	572.37 sq m (6,161 sq ft)	VACANT
Basement	Ancillary	54.34 sq m (585 sq ft)	
First	Office	317.29 sq m (3,415 sq ft)	
Second	Former Gym	220.55 sq m (2,374 sq ft)	
<b>Total</b>		<b>1,167.55 sq m (12,535 sq ft)</b>	



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