

Lot 29

£52,350 Per Annum

Crown Buildings, Hartlepool, County Durham TS24 8RZ Substantial Freehold Office Investment



Key Details

- Let to Let's Connect (Eng) Ltd (formerly known as Hartlepool Mind), The Big League CIC and Hartlepool Care Services Limited
- Let's Connect (Eng) Ltd in occupation since 1999
- Hartlepool Care Services let on a renewed lease, having been in occupation since 2016
- Substantial building comprising approximately 948.44 sq m (10,209 sq ft)
- Close to Hartlepool Civic Centre, Morrisons, Asda, Marks & Spencer, TK Maxx, Currys PC World and Hartlepool United FC Ground
- VAT-free investment

Location

Miles: 17 miles south-east of Durham
20 miles north-east of Darlington
28 miles south-east of Newcastle

Roads: A689, A1(M), A66(M)

Rail: Hartlepool

Air: Durham 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 Crown Buildings occupy a prominent position less than half a mile east of Hartlepool Train Station with frontages to Raby Road, Avenue Road and Tees Street. The property is in a mixed-used location, with nearby occupiers including Morrisons Supermarket and fuel station, Hartlepool Civic Centre, Asda, Marks & Spencer, TK Maxx, Currys PC World and Hartlepool United FC Ground.

Description

The property comprises five units currently arranged as three self-contained offices at ground floor level.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Various. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Units 1 & 4	Ground	Mental Health Services	447.23 sq m (4,814 sq ft)	LET'S CONNECT (ENG) LIMITED (Formerly known as Hartlepool Mind) (1)	A term of years from 07/09/2015 until 30/09/2024	£28,850	01/10/2020 (outstanding) 30/09/2024
Units 2 & 3	Ground	Office/Ancillary	330.27 sq m (3,555 sq ft)	THE BIG LEAGUE CIC (2)	7 years less 1 day from 04/12/2020 (3)	£13,500	04/12/2025
Unit 5	Ground	Office/Ancillary	170.94 sq m (1,840 sq ft)	HARTLEPOOL CARE SERVICES LIMITED (4)	3 years from 05/10/2019	£10,000	-
Total			948.44 sq m (10,209 sq ft)			£52,350	

- (1) Previously known as Hartlepool Mind who provide support to individuals and communities in mental health and wellbeing (www.hartlepoolmind.co.uk).
- (2) The Big League CIC aim to provide support to those that need it through aid and training provision (www.thebigleaguecic.org).
- (3) Under the terms of the lease, there is a tenant option to determine in December 2023 and December 2025, as well as a landlord option to determine in December 2025. The lease is drawn up outside of the Security of Tenure provisions of the Landlord and tenant 1954 Act.
- (4) Hartlepool Care Services Limited is a domiciliary care agency and is known locally as Carewatch. It provides personal care to adults living in their own houses and flats in the community (source: www.cqc.co.uk).



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Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Associate Auctioneer
Greig Cavey
Simon Cavey
+44 (0)1429 856361
Simon.Cavey@greigcavey.com



Seller's Solicitors:
Hill Dickinson LLP
Jonathan Dover
+44 (0)161 817 7290
jonathan.dover@hilldickinson.com