THE FENS

Catcote Road, Hartlepool, County Durham, TS25 2LS

TESCO

Heron Foods

GREGGS

BETFRED



Total Development

29,466 sq.ft

(2,737 sq.m)

Local convenience in Hartlepool

TS25 2LS

Population of over

92,000

More than

80

Free parking spaces

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The Fens Shopping Centre is located on Catcote Road, approximately 3 miles South of Hartlepool town centre.

The scheme is in the heart of a densely populated residential area at the junction of Catcote Road and Truro Drive and is the focal point for the immediate catchment's shopping needs with tenants comprising a mix of national and independent traders including Tesco Express, Greggs, Heron, BetFred, Well Pharmacy, Roy Blyth Family Butcher, Fens Hardware, Fruit Boy and Blade Turkish Barber.

The scheme also has in excess of 80 free shopper parking spaces and The Fens, a popular community pub, is immediately adjacent.









PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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SERVICE CHARGE & INSURANCE

All units in the scheme are subject to a service charge. The landlord insures the premises, the cost of which is recoverable from the tenants

SERVICES

The units have electricity and water connected.

BUSINESS RATES

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority

COSTS

Each party is responsible for their own legal and professional costs incurred in any transaction

Available Units

434 Catcote Rd.

	SQ.FT	SQ.M
GROUND FLOOR	434	78
RENT	£13,000 per annum	
SERVICE CHARGE	£1,933	
RATEABLE VALUE	£500	

VAT is payable on rent and service charge

Total number of units
28



THE FENS

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Situated in the heart of Hartlepool

TS25 2LS

LOCATION

Hartlepool is a seaside town & port in the north east of England approximately 16 miles south east of Durham and 8 miles north of Middlesbrough with a resident population of approximately 92,000 people.

The town benefits from excellent communication links being just off the A19 trunk road which provides quick & easy access to Sunderland and Newcastle Upon Tyne to the north and Middlesbrough to the south.



VIEWING

Strictly via prior appointment with the appointed agent:

Owned and managed by

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***Potential occupiers to make own enquiries to clarify accuracy of data.**

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