

# FOR SALE

## MIXED USE

## INVESTMENT

## OPPORTUNITY

48 – 58 Middle Street, Blackhall,  
Hartlepool, TS27 4EA

- Fully Let Mixed Use Investment opportunity
- Passing rent of £62,262 per annum
- 4no. Ground Floor Shops (inc. 2 Double Fronted)
- 6no. First Floor Flats
- Floor Area Approximately 819 m<sup>2</sup> (8,812 ft<sup>2</sup>)
- Future Rental Growth and Asset Management Opportunities
- Gross Yield 10.92%

**Guide Price £570,000**

**BradleyHall**



## OPPORTUNITY

Bradley Hall is delighted to be appointed to market this neighbourhood mixed use retail/residential parade, located within Blackhall. This opportunity is for a fully let, high yielding investment with asset management opportunities to increase value.

## LOCATION

The block is located within Blackhall, just a short distance from Hartlepool, a district within County Durham. The property benefits from being situated on the busy A1086, linking Hartlepool and Peterlee.

## DESCRIPTION

The building is a terraced block of brick construction beneath a pitched slate roof.

To the ground floor comprises 4no. ground floor lock up retails units, providing a healthy tenant mix including a travel agent, hairdresser, charity shop and retail/office use for a charity operation. Each unit benefits from front sales area, with storage/kitchen and w/c to the rear and the benefit of 3 phase power.

The first floor comprises 5no. 1 bedroom flats and 1no. 2 bedroom flat, each comprising kitchen, living room, storage and w.c. The properties are in good condition. Each flat benefits from gas central heating.

## ACCOMMODATION

The building comprises 819 m<sup>2</sup> (8,812 ft<sup>2</sup>). A full tenancy schedule of broken down floor area is available.

## INVESTMENT DETAILS

The passing rent is £62,262 per annum. The block is fully let and tenants include: Bradley Lowery Foundation, Alice House Hospice, Grace Hair Salon and Coconut Travel. The upper floors are all let on ASTs, some of which have become periodic. Based on the asking price, the gross yield equates to 10.92%. A full tenancy schedule can be provided

## TENURE

The site is sold freehold. The flats are let on a long leasehold basis but can be sold simultaneously to the purchaser. There may be tax efficiencies from Multiple Dwelling Relief on this basis although legal and tax advice should be sought in this regard.

## TERMS

We are instructed to invite offers in the region of £570,000 for our client's interest. Our client does not have to accept the highest nor any offer submitted to the agent.

## VAT

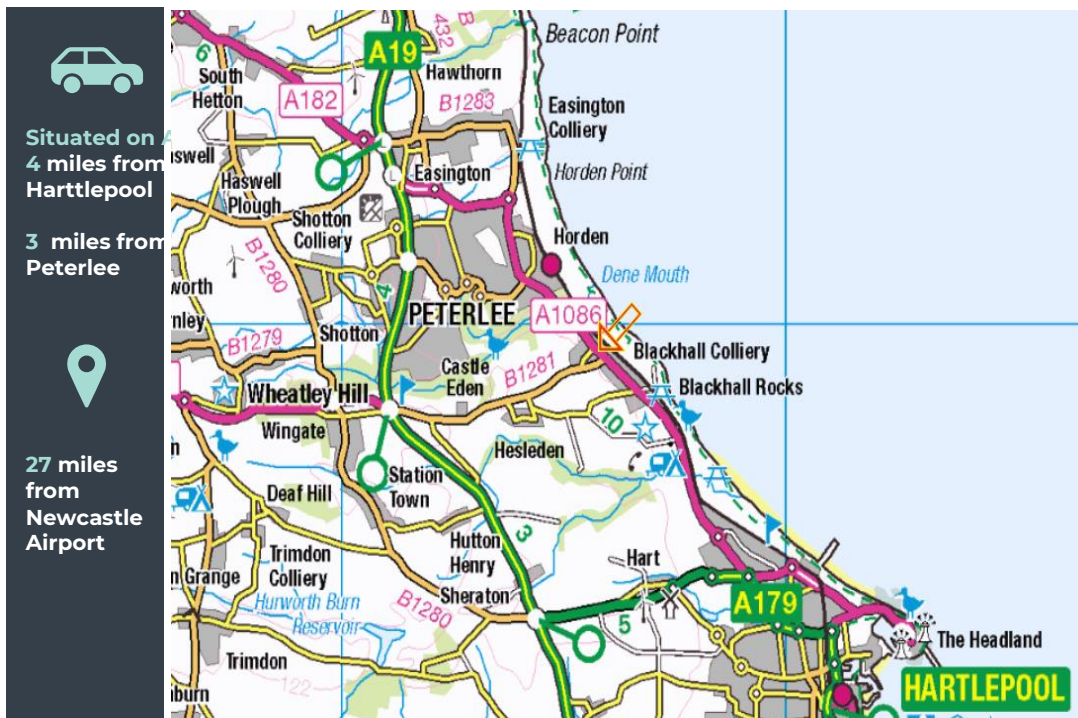
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.



## VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

Tel: 01642 265 3000

Email: [joseph.ianson@bradleyhall.co.uk](mailto:joseph.ianson@bradleyhall.co.uk)

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.