



## 69 King Oswy Drive, Hartlepool, TS24 9PF

Ground Floor Retail Unit Available For Sale By Auction. Starting Bids  
£60,000.

- Freehold Retail Unit For Sale
- 1022 sq ft
- WC and Kitchen Facilities
- Electric Roller Shutters
- For Sale By Auction Starting Bids  
£60,000
- Neighbourhood Parade
- Awaiting EPC
- Air Conditioning

## Summary

<b>Available Size</b>	1,022 sq ft
<b>Price</b>	Auction £60,000 Starting Bids
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Ground Floor Retail Unit Available For Sale By Auction. Starting Bids £60,000.

Previously used as a bookmakers this ground floor retail unit comprises of an open plan retail unit with customer WC, Staff and Kitchen facilities, electric roller shutters, air conditioning which has recently been repainted. Suitable for a variety of uses (subject to planning permission). Situated within a pedestrianised neighbourhood parade with free customer parking. Neighbouring occupiers are varied and include a butchers, cafe, fish and chip takeaway, Chinese takeaway, carpet store, barbers, beautician and local general stores (Spar shop local and one-stop).

## Location

The ground floor retail unit is situated in Hart Station, North of Hartlepool. The property can be accessed from King Oswy Drive with access to the A1094 in the South leading to the A179 which provides access to the A19 North and South bound. The retail unit is located 34 miles South East of Newcastle, 16 miles North of Middlesbrough and 28 miles North East of Darlington.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Unit	1,022	94.95	Sold
<b>Total</b>	<b>1,022</b>	<b>94.95</b>	

## Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

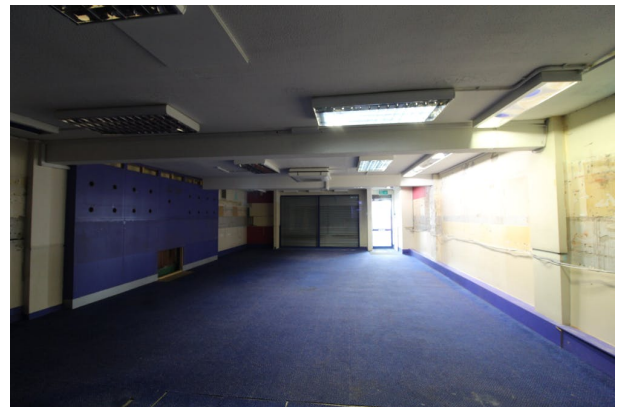
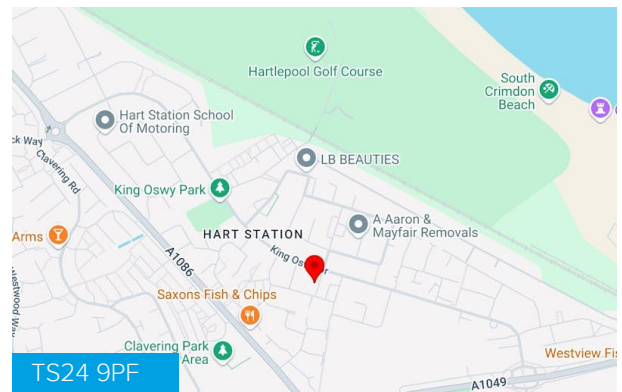
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline



## Viewing & Further Information



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the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

