



South Road, Hartlepool TS26 9HD

welcome to

South Road, Hartlepool

Situated in a prominent position on South Road, Hartlepool, this attractive and substantial period commercial property offers an excellent opportunity for a range of business, office or professional uses, subject to any necessary planning consents.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Leads to:

Hallway

Entered via wood single glazed door, feature original tiling, coved cornicing, fire exit to rear.

Inner Hallway

Wooden single glazed sash window to side X2, composite double glazed door to side leading to ramped access, radiator.

Disabled Wc

Wooden single glazed window to side, low level low flush WC, wash hand basin, built in storage cupboard, radiator, vinyl flooring.

Lounge

Wooden single glazed sash bay window to front, wooden single glazed window to side, two radiators.

Kitchen

Wood single glazed sash window to side, range of wall and base units, space for undercounter appliances, radiator, stainless steel sink/drainers with mixer tap, wall mounted ideal logic combination boiler, radiator,

Half Landing

Feature wood and stained glass arched sash window to rear.

Wc

Wood single glazed window to side, low level low flush WC, corner wash hand basin with mixer tap.

First Floor Kitchen

Wooden single glazed sash window to side, wall and base units with stainless steel sink/drainers, tiled splashback, radiator.

First Floor Landing

Lift access.

Bedroom 1

Three single glazed sash windows to front and one to





side, two radiators, coved cornicing.

Bedroom 2

Wood sash window to side, built in storage in eaves, radiator.

Top Floor Landing

Gives access to three bedrooms, feature circular wood sash window.

Bedroom 5

Wooden single glazed sash window to front, radiator, loft hatch access.

Bedroom 3

Wooden single glazed sash window to side, radiator.

Bedroom 4

Wooden single glazed sash window to side, radiator.

Rear Yard

Low maintenance, concreted, roller shutter door for access for parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/HAR120696



welcome to

South Road, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PERIOD PROPERTY
- PROMINENT POSITION

Tenure: Freehold EPC Rating: E
Council Tax Band: Deleted

guide price

£75,000



Total floor area 200.5 m² (2,158 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

manners & harrison

view this property online mannersandharrison.co.uk/Property/HAR120696



Property Ref:
HAR120696 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk