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SURVEYORS

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**FOR SALE
MAY LET
OFFICE / MIXED-USE
DEVELOPMENT**

6,100 SQ.FT

**Church Square
Chambers
Hartlepool
TS24 7HE
ENQUIRIES**

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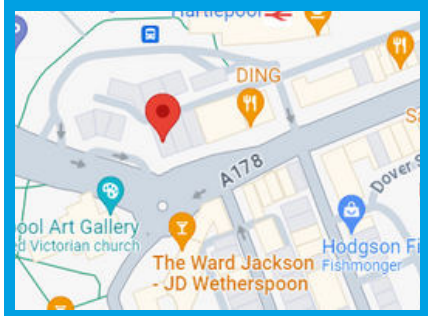
DESCRIPTION

A unique opportunity has arisen to purchase this partially listed former bank and solicitors building just off of Hartlepool marina. Hartlepool is earmarked for significant investment on the city centre in the next 5 years with substantial plans in place that will transform this area.

On the main road into the Old Town this historic picturesque building offers a unique opportunity for a residential conversion with retail on the ground floor in the up and coming town of Hartlepool.

Surrounding occupiers include Northern school of art, Hartlepool college of further education, Hartlepool Borough Council. Situated over three floors this accommodation boasts period features in keeping with its traditional façade.

LOCATION PLAN



SIZE

6,100 sq.ft

PRICE

Freehold: £350,000
Leasehold: On Application

TERMS

Freehold or Leasehold subject to landlord consent as existing office space

PLANNING

This building currently had B1 planning use and should this be purchased for redevelopment a planning application shall need to be made for change of use. The building is partially listed.

EPC

EPC's are available for the property on request.

VIEWING

All viewings are to be arranged through the retained agents or by contacting Daniel.Clinch@alignsurveyors.co.uk or Christopher.Black@alignsurveyors.co.uk

LEGAL COSTS

Each party is to bear their own legal costs in the preparation of this sale.



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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