



SITUATION

Occupying a prominent trading position adjacent to **Santander**, opposite **Nationwide** and amongst such other multiple occupiers as **Subway, Coral, Lloyds Bank** as well as being close to **Middleton Grange Shopping Centre**. In addition, the property backs onto a large public car park.

Hartlepool is a coastal town which lies some 13 miles north-east of Darlington and 9 miles north of Middlesbrough and enjoys excellent road access via the A19.

PROPERTY

A mid terraced building comprising a **Ground Floor Bank** with internal access to **Ancillary Store/Offices** on the first floor and hatch access to **Further Accommodation** on the second floor.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Bank

Gross Frontage	21'11"
Internal Width	20'2" (max)
Bank Depth	44'7"
Built Depth	57'11"
Rear Office Area	Approx. 255 sq ft

First Floor Ancillary

Area	Approx. 520 sq ft
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Second Floor

Area	Approx. 450 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **HSBC Bank plc (T/O for Y/E 31/12/17 £19.76bn, Pre-Tax Profit £2.37bn and Shareholders' Funds £43.46bn)** for a term of 10 years from 30th November 2017 **(in occupation for over 30 years - renewal of a previous lease)** at a current rent of **£17,000 per annum** exclusive.

Rent Review and Tenant's Break 2022

Note: 6 week completion.

£17,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Joint Auctioneers

R H Rose Associates
Tel: 020 8954 9288 Ref: Robert Rose
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Vendor's Solicitors

Greenwoods GRM LLP
Tel: 020 7242 0631 Ref: David Schreiber
Email: dschreiber@greenwoodsgrm.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page