

SUBJECT TO VACANT POSSESSION



**M** UNIT 3

Belle Vue Centre, Hartlepool,  
County Durham,  
TS25 1QW

Occupiers Include

**Premier SUBWAY**  
**Vets4Pets** **GREGGS**  
Putting your pet first



### DESCRIPTION

Belle Vue Centre is a convenience parade situated in a prominent location at the junction of Brenda Road (B1277) and Belle Vue Way (A689), the latter being one of the principal vehicular routes into and out of Hartlepool town centre.

The development comprises 5 units with tenants including Greggs, Vets4Pets, Premier and Subway and there is free customer parking for circa 25 vehicles. The subject unit is located in between Premier and Subway.

### UNIT SIZE

The unit has an area of approximately 1,000 sq ft (92.90 sq m). Interested parties should satisfy themselves as to the area by inspection.

### RENT

£18,000 per annum exclusive of VAT, service charge, business rates and buildings insurance.

### BUSINESS RATES

Rateable Value: £11,750

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £1,087.56 plus VAT

Insurance: £373.02 plus VAT

### ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

### PLANNING

We believe that the unit has planning for sui generis (takeaway) use. Interested parties should satisfy themselves that the property has the appropriate planning permission for their proposed use

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



5

Retail Units On-Site



6,919 sq.ft

Total Area



What Three Words  
[appeal.chat.give](https://www.what3words.com/appeal.chat.give)

# BELLE VUE CENTRE

## SITE PLAN

M

**LCP.**  
part of M<sup>Core</sup>



**Martin Wade**

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**Viewing**  
Strictly via prior appointment  
with the appointed agents



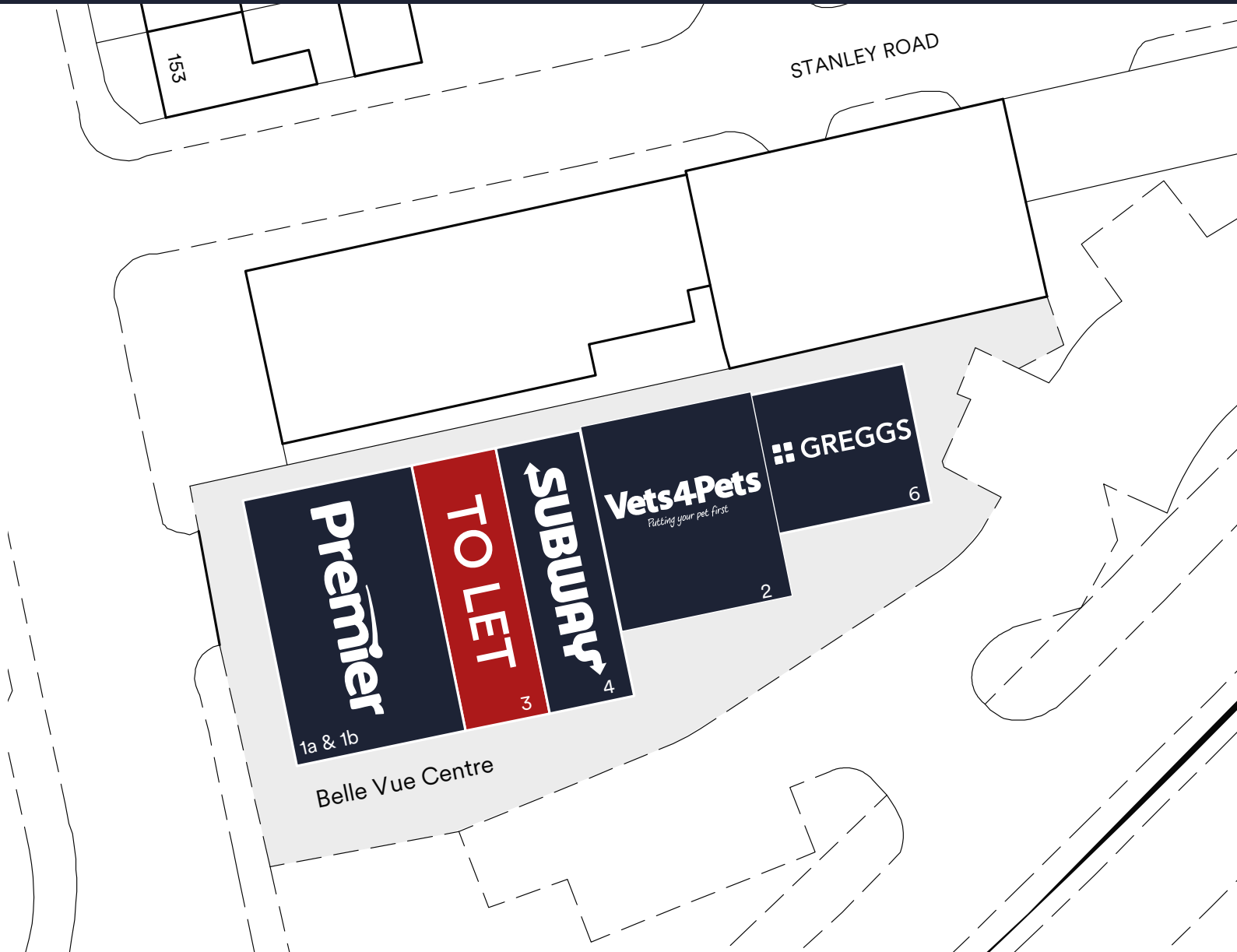
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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

23-06-25 JUNE25