

To Let



Former Veterans Club, Burn Valley Gardens, Elwick Road, Hartlepool

Gross Internal Area: 134.10 sq./ m

To Let: £5,000 per annum

All enquiries to:

Estates, Hartlepool Borough Council, Civic Centre,
Victoria Road, Hartlepool, TS24 8AY

Tel: (01429) 523282, Email Estates@Hartlepool.gov.uk

A unique opportunity to lease a secure building located within the atmospheric Burn Valley Gardens.

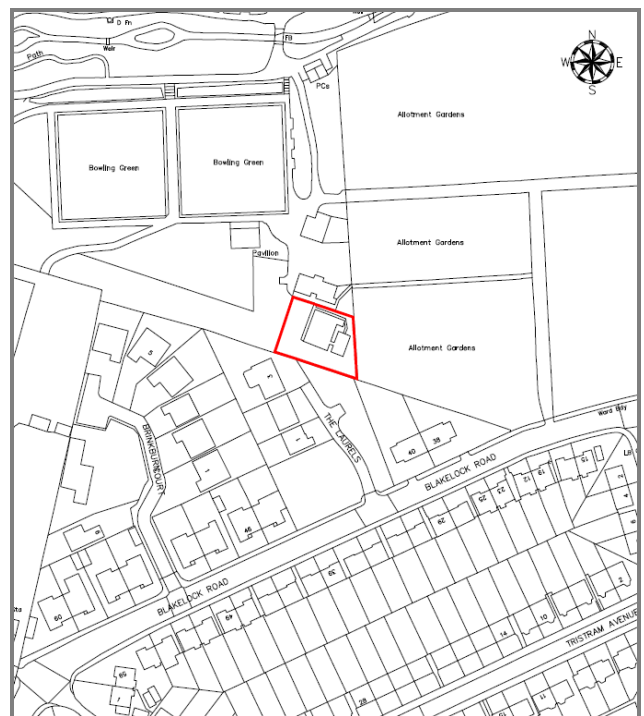
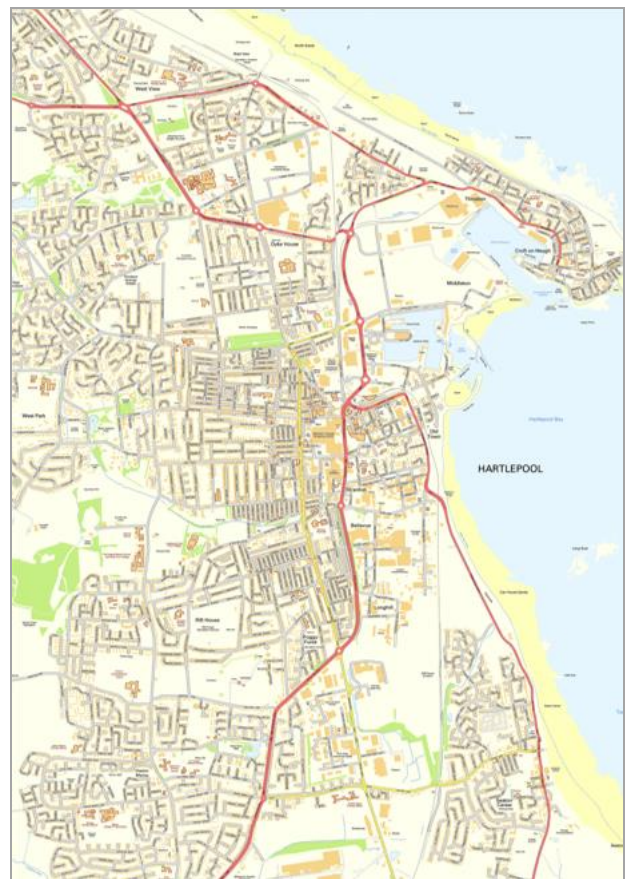
This single storey brick building was originally constructed in the 1990's. It is located within a fenced-and-gated area between the allotments and bowls greens, which is accessed through Burn Valley Gardens. It has an independent electric supply and is also connected to mains drainage.

The property was previously used by as a members-only snooker club, though it may be suitable for a range of uses including storage or light industrial (subject to planning). Planning consent will be required before the building can be operated.

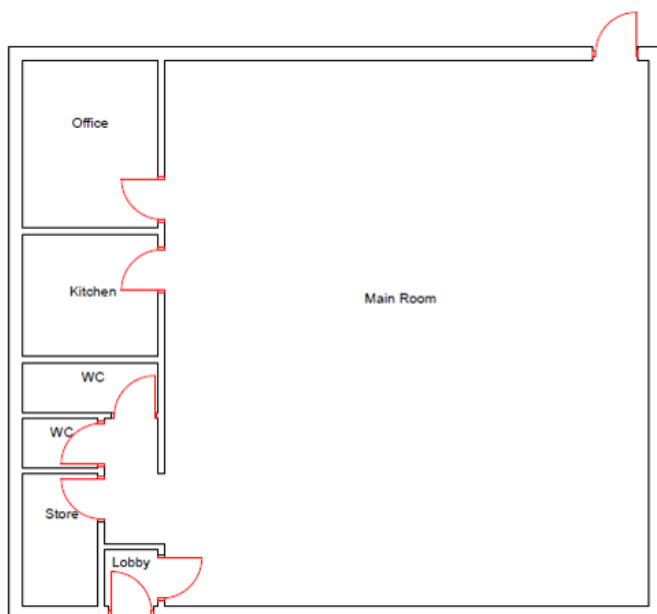
The accommodation has a gross internal area or 134.10 sq. /m and is comprised of:

	Approximate Area	Approximate Dimensions
Lobby	1.26 sq./m	1.07m x 1.11m
Main Room	106.44 sq./m	10.75m x 9.64 m
Store	3.90 sq./m	1.5m x 2.60m
WC	1.47 sq./m	1.5m x 0.95m
WC	2.65 sq./m	2.7m x 0.98m
Kitchen	6.48 sq./m	2.7m x 2.4m
Office	8.91 sq./m	3.3m x 2.7m

Any parties interested in occupying the building should arrange a viewing contacting Estates on 01429 523282 or estates@hartlepool.gov.uk.



Location of the property



Internal Layout of the property



Terms

General Conditions

Property is available to let on a full repairing and insuring basis (FRI) including any boundary fencing.

Rent is to be payable monthly in advance.

In going tenant will need to obtain Planning Permission for the use of the building (currently has Planning Permission as a snooker club only).

Misrepresentation Act 1967

Hartlepool Borough Council gives notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied upon as statements of or representations of fact.
3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property(s).
5. None of the building services or service installations (whether these be the specific responsibility of the freeholder(s), lessor(s) or lessee(s)) have been tested and are not warranted to be in safe working order.

Finance Act 1999

Unless otherwise stated all prices stated are exclusive of VAT.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Hartlepool Borough Council to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice

All enquiries to:

Email estates@hartlepool.gov.uk

Details of other land and property for sale and to let can be found at:

<http://www.hartlepool.gov.uk/propertysearch>