



## 31 Miers Avenue, Hartlepool TS24 9HH

- Freehold Two Storey Detached Takeaway with Accommodation
- Separate Garage/Store & Yard
- Floor Area 103 sq. m. (1,110 sq. ft.)
- Suitable for a Variety of Cuisines
- Fully Equipped for the Trade
- Ideal Investment Opportunity or Owner Operator
- Located within a Busy Housing Estate

**Auction Guide Price £87,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 30<sup>th</sup> May 2024

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is located within a small shopping parade on Miers Avenue, Hartlepool. Hartlepool is a seaside and port town in County Durham.

## Description

A detached two storey property with pitched roof consisting fully equipped hot food takeaway on the ground floor with accommodation of the first floors. The property has a yard to the rear with shed/garage. The takeaway formally traded as a Pizzeria but would suit a variety of cuisines.

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Service Area	31.18	335.67
Kitchen	12.44	133.94
Store / Living Room	13.05	140.52
<b>First Floor</b>		
Bedroom	14.82	159.58
Bedroom	12.86	138.44
Bedroom	13.98	150.54
Bathroom	3.10	33.46
Shower	0.84	9.07
W.C	0.86	9.33
<b>Total</b>	<b>103.13</b>	<b>1,110.55</b>

## Tenure

Freehold

## Auction Guide Price

£87,000 +

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,850

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Title number

CE69770

## Auction

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## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

## Important Notice

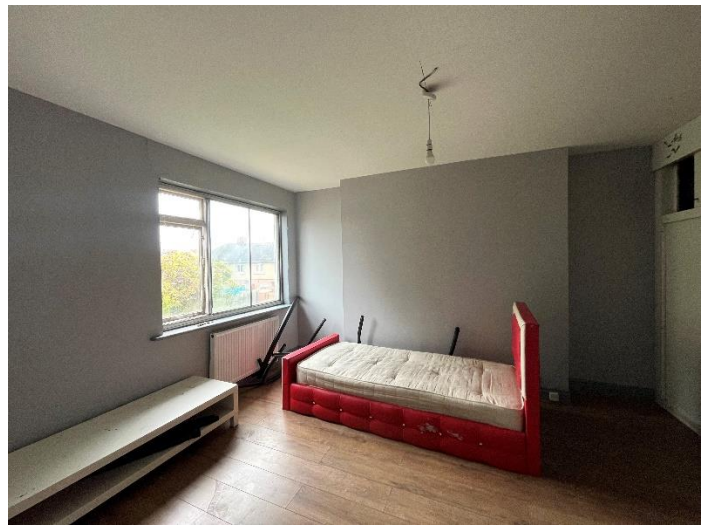
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

Ref: I005 (Version 1)

Prepared 03<sup>rd</sup> May 2024



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