

**FORMER CAR SHOWROOM TO LET FOLLOWING SUBDIVISION  
4,800 SQ FT REMAINING WITH UNITS FROM 1,100 SQ FT  
SUITABLE FOR RETAIL/LEISURE/TRADE COUNTER USES (STP)**



CGI for illustrative purposes only

**Hartlepool**  
Brenda Road, TS25 1PD

## Location & Description:

- Brenda Road (B1277) is located off the A689 which in turn links directly with the A19 to the south and Hartlepool town centre to the north
- Prominently located on the roundabout fronting Brenda Road (B1277) with access off Usworth Road
- Directly opposite the entrance to Teesbay Retail Park where B&M, Halfords, The Range, Lidl, Iceland, Burger King, Starbucks & Card Factory are all represented
- Former 9,112 sq ft car showroom and workshop on a 1.13 acres site
- Units available from 1,100 – 4,800 sq ft
- 3m floor to ceiling height
- Ample car parking
- Potential for EV charging points

## Demise:

Our client is proposing to subdivide the existing building as per the attached plan.

Unit A1 2,700 sq ft (250 sq m)

Unit A2 5,000 sq ft (464 sq m) **UNDER OFFER**

Unit A3 1,100 sq ft (102 sq m) \*

Unit A4 1,100 sq ft (102 sq m) \*

\*Unit A3 & Unit A4 could be combined to provide a unit of 2,200 sq ft (204 sq m)

## Rent:

Available upon request.

## Lease:

A new FRI lease for a term of years to be agreed.

## Planning:

We understand the property currently benefits from a sui generis use as a car showroom. The property would be suitable for retail, leisure and trade counter uses subject to planning.

## EPC:

Energy Performance Rating Assessment - D.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £53,500.

## VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

## Date Prepared:

January 2025

## Contact Us:

**Andrew McGuiness**

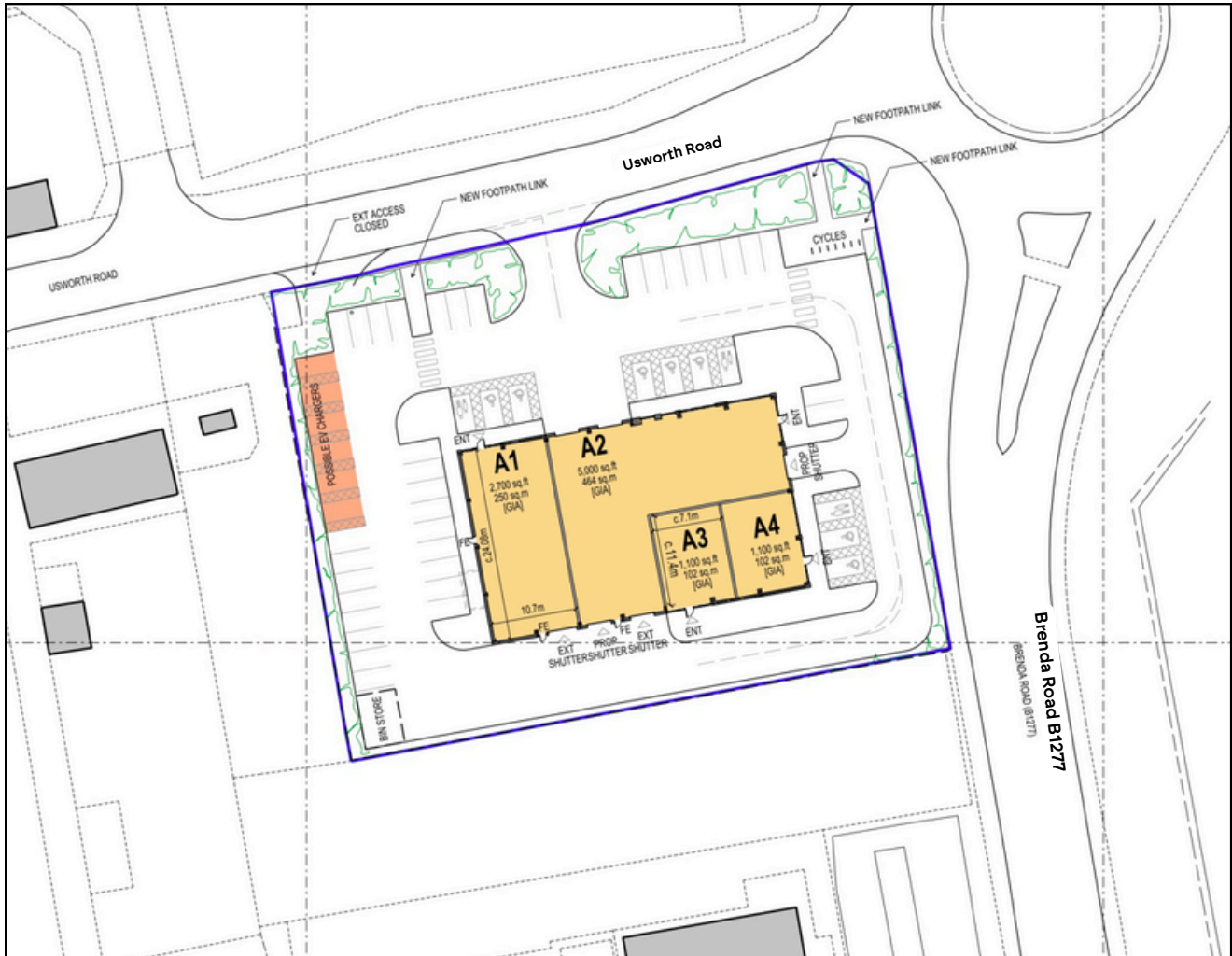
07769 641622

andrew@barkerproudlove.co.uk



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## Proposed Sub-Division

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