



## Hot Food Takeaway in TS26

Duke Street, Hartlepool, Durham, TS26  
8PU

**£120,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Investment Opportunity
- ✓ Well Positioned Commercial
- ✓ Within Reach to Hartlepool Marina and Town Centre
- ✓ 1 Bedroom Flat Above the

## Description

For sale via secure sale online bidding - terms and conditions apply.

An excellent opportunity to acquire a well-established commercial takeaway premises with self-contained residential accommodation above, prominently situated on Duke Street, Hartlepool.

The ground floor trading premises currently operates as a Thai Oriental takeaway and briefly comprises an entrance leading into the main service area, providing a welcoming customer space with counter facilities. To the rear is a fully fitted kitchen along with two preparation areas, offering ample workspace for food preparation and cooking. There is also a WC and access to a private courtyard area to the rear, suitable for storage and servicing.

This property benefits from having an off-license.

The property benefits from a self-contained one-bedroom flat located above the commercial unit. The flat is accessed via an external entrance door to the side of the building, providing independent access from the business below. The accommodation comprises a lounge, fitted kitchen, one bedroom, and a bathroom.

This mixed-use property presents an ideal opportunity for an owner-occupier looking to run a business while residing on-site, or for an investor seeking rental income from both commercial and residential elements.

The property occupies a convenient position within a well-established commercial area, benefiting from local footfall and transport links.

Price: Starting Bid £120,000

Property Type: Hot Food Takeaway

Business Type: Take away

Parking: Communal

## Location

The Subject property is located along Duke Street Hartlepool ideally situated within reach to local, amenities, schools, shops, Hartlepool Marina and transport links.



## Accommodation

The accommodation briefly comprises: To the ground Food-retail unit with, kitchen, preparation areas storage area's, and WC. Separate external entrance with stairs to first floor apartment. Flat: lounge, kitchen, 1 bedrooms and bathroom.



## EPC

Available upon request.



## Tenure

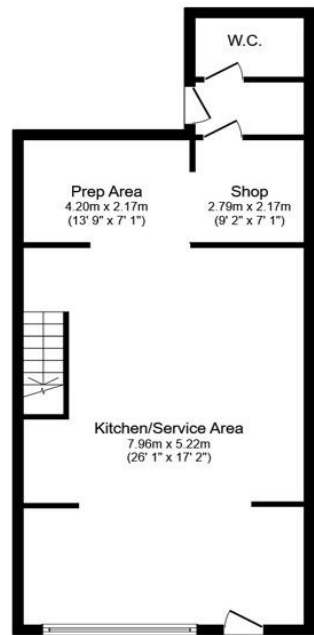
Freehold



## Additional Information

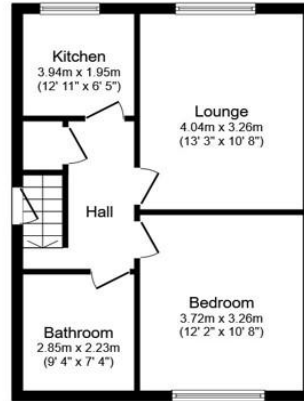
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### Ground Floor

Floor area 62.8 sq.m. (676 sq.ft.)



### 1st Floor Flat

Floor area 44.5 sq.m. (479 sq.ft.)

Total floor area: 107.3 sq.m. (1,155 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Duke Street, Hartlepool, Durham, TS26 8PU

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