

# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,

County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Mixed-Use Investment Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool, County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)

## Property Information

### Freehold Mixed-Use Investment Opportunity

- Comprises a Banking Hall / Retail, a Café, an Office and a Dance School Studio
- Tenants include Barclays Bank PLC, KLS D Community Ventures CIC (t/a The Dancing Cup home of Tastebuds Kitchen) and KLS D CIC (t/a Karen Liddle School of Dance)
- 200m from Middleton Grange Shopping Centre
- Nearby Occupiers include New Look, Primark, B&M, Domino's, Home Bargains, JD Gyms and H.Samuel

#### Lot

27

#### Auction

13th February 2025

#### Rent

£67,495 per Annum Exclusive  
rising to £68,551 per Annum Exclusive (4)

#### Sector

High Street Retail

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles south-east of Durham, 20 miles north-east of Darlington

#### Roads

A19, A179, A689

#### Rail

Hartlepool Railway Station

#### Air

Durham Airport

### Situation

Hartlepool is a port town and administrative centre of County Durham, approximately 17 miles south-east of Durham and 20 miles north-east of Darlington. The property is situated on a prominent corner position at the junction of Park Road and York Road, 200m from the entrance to Middleton Grange Shopping Centre. Nearby occupiers include New Look, Primark, B&M, Domino's, Home Bargains, JD Gyms and H.Samuel.

### Tenure

Freehold.

### Description

The property comprises a substantial former banking hall on the basement, ground and part-first floor; a café on the ground floor and a dancing school studio on part first and the second floor.

The property benefits from car parking to the rear with approximately 8 spaces.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.



# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,

County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
148 Regent House	Basement Ground First -part	Ancillary Former- Bank Office	56.78 196.29 144.46	(611) (2,113) (1,555)	BARCLAYS BANK PLC (CRN: 01026167)(1) (Not currently in occupation)	20 years from 27/04/2007	£39,000	26/04/2027
144-146 Regent House	Ground	Café	97.03	(1,044)	KLSD COMMUNITY VENTURES CIC (t/a The Dancing Cup home of Tastebuds Kitchen) (CRN: 12586707)	6 years from 24/06/2020	£17,000 (2)	23/06/2026
144-148 Regent House	First (part) and Second	Leisure	333.55	(3,589)	KLSD CIC (CRN: 09724209 (t/a Karen Liddle School of Dance)) with personal guarantees(3)	15 years from 18/09/2018 with tenant option to extend (4)	£11,495 rising to £12,551 (4)	17/09/2033
<b>Total Approximate Floor Area</b>			<b>897.91</b>	<b>(9,663)</b>			<b>£67,495 rising to £68,551 (2)(4)</b>	

(1) For the year ending 31/12/2023 Barclays Bank Plc reported a Turnover of £39,123,000,000 a Pre-Tax Profit of £4,223,000,000 and a Net Worth of £59,420,000,000 (NorthRow 19/06/2023)

(2) Due to re-negotiations after the pandemic, the tenant is currently paying £11,400 per annum exclusive. However, this has not been formally documented.

(3) Established in 1987, Karen Liddle School of Dance is an inclusive, not for profit, community oriented dance school in Hartlepool ([www.klsd.co.uk](http://www.klsd.co.uk))

(4) As to the part first and second floors, the lease benefits from a stepped rent as follows: £11,495 per annum exclusive from 18/09/2022 to 17/09/2027, £12,069 per annum exclusive from 18/09/2027 to 17/09/2032 and £12,551 per annum exclusive from 18/09/2032 to 17/09/2033. The lease also provides for a tenant option to extend the lease for a term of 99 years, subject to agreeing lease terms.

**Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,  
County Durham TS26 9DU**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)





# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,

County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)





**Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,  
County Durham TS26 9DU**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Mixed-Use Investment Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,  
County Durham TS26 9DU**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Mixed-Use Investment Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,

County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



Freehold Mixed-Use Investment Opportunity

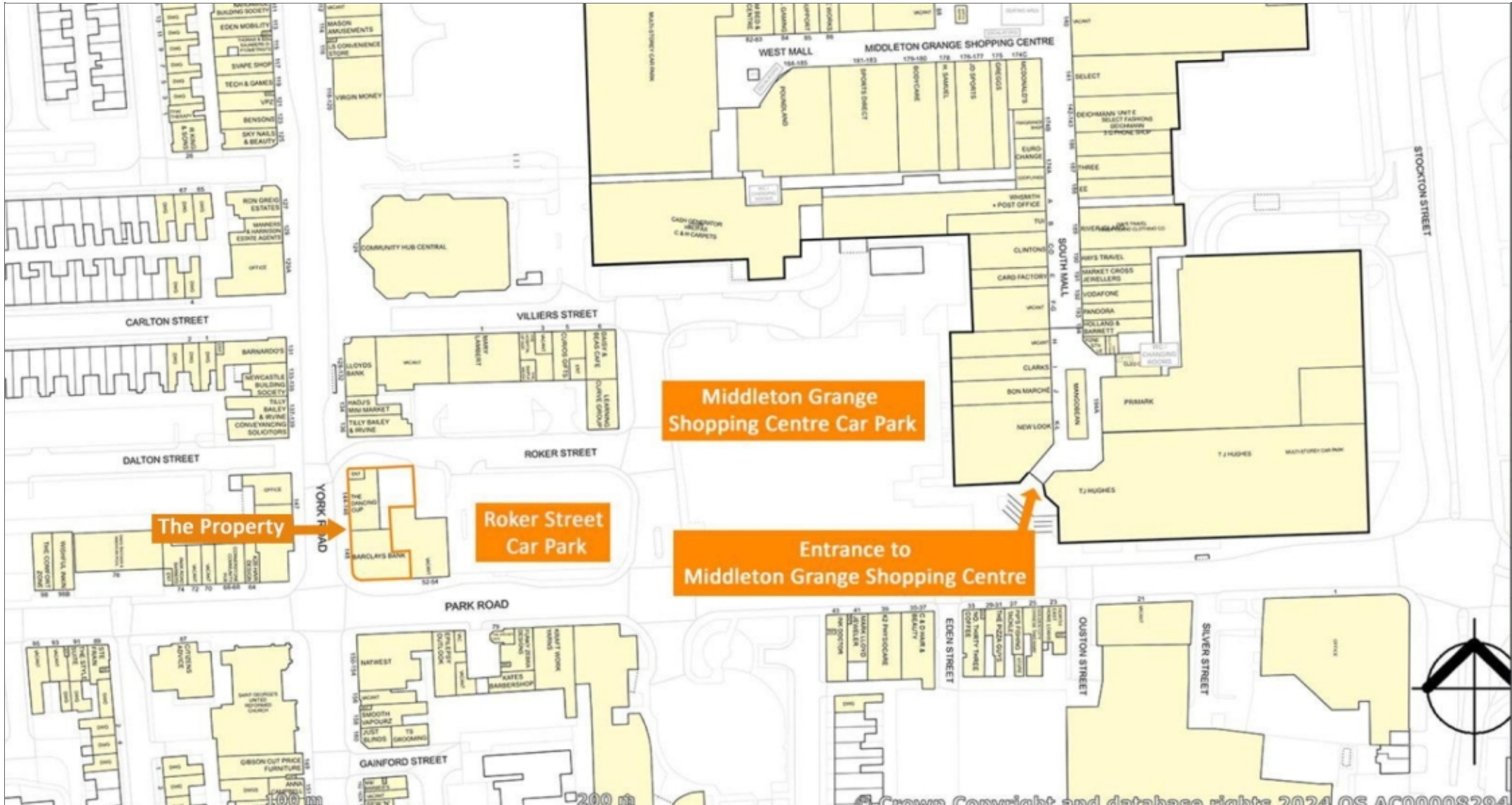
[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool,

County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)





# Lot 27, Barclays Bank, 144-148 Regent House, York Road, Hartlepool, County Durham TS26 9DU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Anjali Sawali

+44 (0)20 7034 4854

+44 (0)7854 316 621

[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

#### Clark Brookes Turner Cary Solicitors

3rd Floor, Guardian House Cronehills Linkway

West Bromwich

B70 8GS

#### Adnan Rafiq

0121 553 2576

[adnan.rafiq@cbtcsolicitors.co.uk](mailto:adnan.rafiq@cbtcsolicitors.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024