



Sanderson
Weatherall

FOR SALE/TO LET TOWN CENTRE RETAIL UNIT



19-19a HIGH STREET REDCAR TS10 3BY

sw.co.uk



A1 / A3 Use

Town Centre Location

Rent on application

Offers invited

Total area 809 sq m (8,708 sq ft)

Location

Redcar is a coastal town in the North East of England. The subject property is located on the northern side of High Street, which comprises Redcar Town Centre's prime commercial and retail location which benefits from a mix of local and national retailers. Good road communications are provided via the A1 and M1 routes and Redcar is also connected by the A1042, A1085 and A174 which provide direct access to Middlesbrough.

Description

A two storey mid terraced property comprising ground and first floor retail accommodation. We understand the premises benefit from A1 (Shops) and A3 (Restaurant & Cafe) user provisions.

Terms

The unit is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

The freehold interest is also available to purchase and offers are invited in this respect.

Accommodation

We have been provided with the following measurements and areas:-

Description	Sq M	Sq Ft
Ground floor sales	415	4,467
First floor	394	4,241
Total area	809	8,708

Rateable Value

We are advised that the property has a rateable value of £60,000.

Energy Performance Certificate

An EPC has been commissioned.

VAT

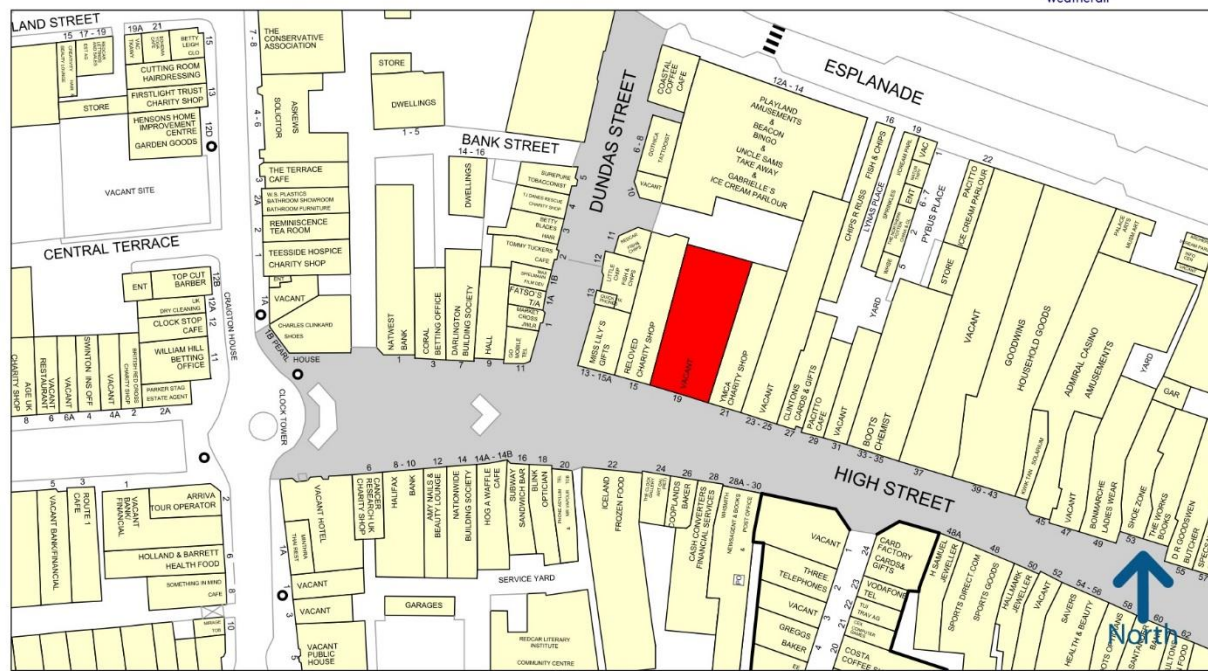
All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred throughout any transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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