

FREEHOLD TOWN CENTRE BUILDING FOR SALE / TO LET

2 West Dyke Road & 1 Queen Street, Redcar, TS10 1DZ



LOCATION

The property is located in the seaside town of Redcar in North Yorkshire. The property lies on the northern side of the town. The town is accessible from the A174 road and is situated approximately 5 miles east of the city of Middlesbrough. The property lies on West Dyke Road which is one of the main thoroughfares into Redcar from the south.

SITUATION

The property is situated in the town centre, just off the pedestrianised High Street.

Nearby occupiers include Holland & Barrett, William Hill, NatWest and Subway.

DESCRIPTION:

The property is an L-shaped three storey building comprising a ground floor former banking hall and first and second floor ancillary accommodation.

The property benefits from frontage onto both Queen Street and West Dyke Road.

TENURE

Freehold

TENANCIES

Offered with vacant possession

ACCOMMODATION

The unit extends to the following approximate floor areas:

Ground Floor:	2,591 sq ft / 240.68 sq m
First Floor:	714 sq ft / 66.30 sq m
Second Floor:	457 sq ft / 42.48 sq m
TOTAL NIA:	3,762 sq ft (349.46 sq m)

RATES

Rateable Value	£28,000
UBR	49.1p
Rates Payable	£13,748

Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE

'D - 90'.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£150,000**, subject to contract, for the Freehold interest of the above property, excluding standard purchaser's costs.

The premises are also available by way of a new lease for a rent and term to be agreed.

VIEWING AND FURTHER INFORMATION

All viewings are to be made by appointment through Sole Agents GL Hearn.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. 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. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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