



To Let Retail Unit

91-93 High Street, Redcar TS10 3DE

Location

Redcar is located on the North East coast of England to the South of the mouth of the River Tees with the nearest settlement to Middlesbrough approximately 7 miles South West.

The subject retail unit is situated on the High Street which is one of the main prime retail streets within Redcar.

Description

The unit occupies a prominent position close to the prime pedestrianised section of the High Street.

On street parking is available immediately outside the unit and nearby occupiers include Wilkinsons, Heron Frozen Foods and Thomsons Travel Agents as well as a number of local retailers and public houses.



Agents

Craig Stobbart
Craig.stobbart@sw.co.uk
 01642 426919

George Williams
george.williams@sw.co.uk
 01642 426 922

Accommodation

Ground Floor	396 m ²	(4,263 sq ft)
First Floor	248 m ²	(2,669 sq ft)
Second Floor	265 m ²	(2,852 sq ft)
Total	909 m²	(9,784 sq ft)

Rates

We are verbally advised that the property will be re-assessed upon occupation. All interested parties should make their own enquiries to Redcar & Cleveland Borough Council on 01642 774774.



Sanderson Weatherall

Roseberry House
 3 Kingfisher Way
 Preston Farm
 Stockton on Tees
 TS18 3EX

01642 426 900



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. **Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 25 Wellington Street Leeds LS1 4WG

Terms

The premises are available on a New Effective Full repairing and Insuring lease at a rent of £45,000 per annum.

Legal Costs

Each party is to be responsible for their own legal fees incurred with any transaction.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band C (66). A full copy of the EPC is available upon request.

Value Added Tax

Any reference to price, premium or rent are deemed to be exclusive of VAT unless expressly states otherwise and any offers received will be deemed to be exclusive of VAT.