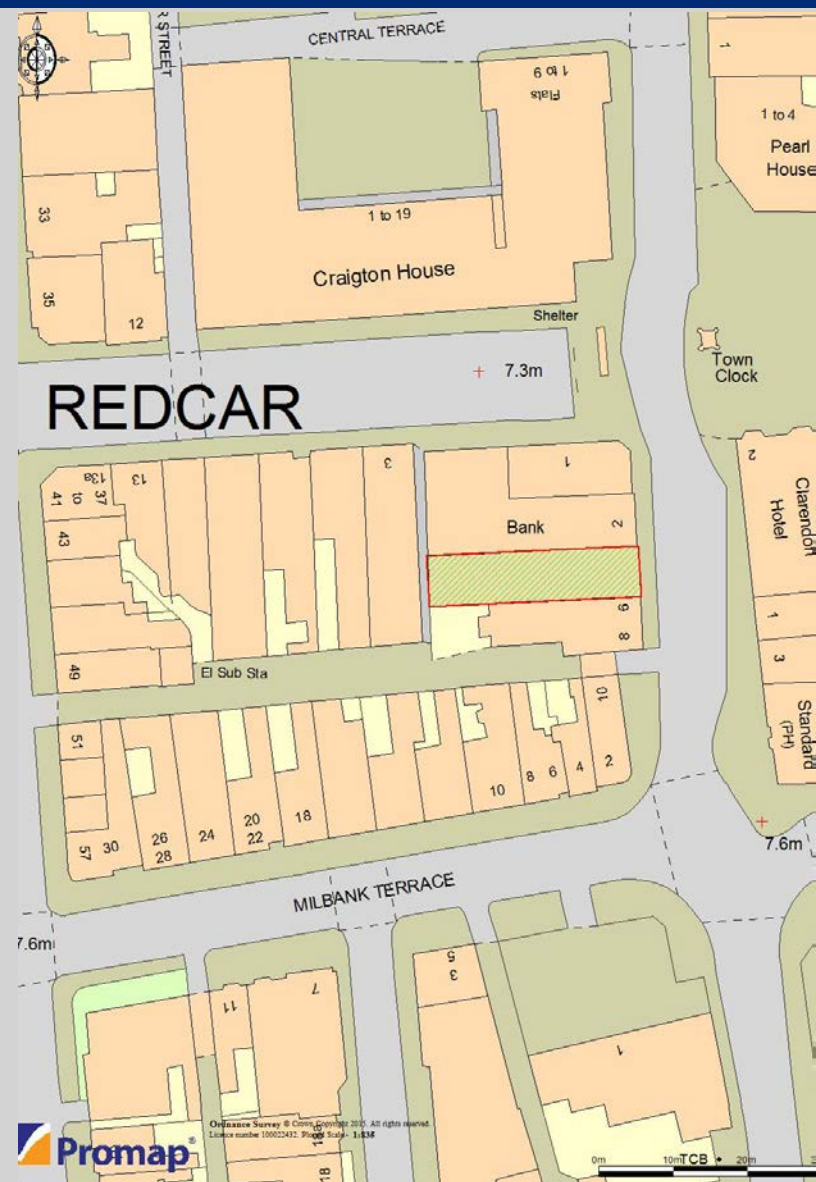




For Sale

Retail unit with offices and storage space to the first and second floor.

**4 WEST DYKE ROAD
REDCAR
TS10 1DZ**



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 West Dyke Road which is one of the main prime retail streets within Redcar.

Description

This three-storey property provides retail facilities to the ground floor with offices and storage space to the first and second floor. The unit has WC facilities and additional storage space to the rear.

Accommodation

Description	SQ M	SQ FT
Internal Width	6m	19ft
Shop Depth	19.06m	62ft
Retail Area	107.8	1,161
Retail Store Area	40.2	433
First Floor Offices	115.36	1,241
Second Floor Storage	61.84	665
Total NIA	325.2	3,500

Rates

With effect from 1st April 2010 the property is assessed for rating purposes as follows:

Rateable Value £15,000 UBR 2016/2017 – £48.4p in the pound.

Applying this rate giving an annual payable figure of approximately £7,200. Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority.

Terms

The premises are offered For Sale with vacant possession. Offers are invited in the region of £200,000 exclusive.

Legal Costs

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



Viewings & Further information

Strictly by prior appointment with the agent:

Contact: **George Williams**

Tel No: **01642 426 922**

Email: george.williams@sw.co.uk

Sanderson Weatherall

Roseberry House

3 Kingfisher Way

Preston Farm

Stockton on Tees, TS18 3EX



Energy Performance Certificate

The EPC has been commissioned and will be available in the near future.

Value Added Tax

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

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.

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