

13a Cleveland Street, Redcar, North Yorkshire TS10 1BA



Unique premises available To Let on terms to be agreed. Central Redcar premises providing 583 sq metres/ 6285 sq ft (approx) Excellent location close to the Sea Front, Town Centre and popular Northern Quarter. Recently renovated throughout to an exceptional standard. The premises were previously used as a gym and fitness centre (D1 planning). Set on 2 floors the premises could lend itself to a diverse range of businesses and projects (subject to local planning approval). In addition to the 4 large halls there are changing rooms, kitchen and offices. Ample private parking to the rear of the premises.



6 Innovation Court, Stockton On Tees, TS18 3DA

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Accommodation

Ground Floor 305.34 sq metres (approx) 3287 sq feet (approx)
First Floor 278.52 sq metres (approx) 2998 sq feet (approx)

Proposed Terms

Available To Let by way of a new lease with terms to be agreed. For Sale Freehold £650,000

Legal costs

The ingoing tenant will be responsible for our Clients reasonable legal costs incurred in connection with this transaction together with any Stamp Duty and VAT where applicable.

VAT

All offers where made silent of VAT are deemed to be made exclusive thereof.

EPC rating

A Full Commercial Energy Performance Certificate is available upon request.

Viewing

By appointment through the Sole Agents, Browns
Commercial Tel: 01642 607607

**IMPORTANT NOTICE**

Whilst every reasonable effort has been made by Browns Commercial to ensure accuracy, 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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- (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee.
- (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.
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