

1 QUEEN STREET, REDCAR, TS10 1DY

TO LET (MAY SELL) – TOWN CENTRE RETAIL / OFFICE UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the seaside town of Redcar, 7.5 miles north east of Middlesbrough, 20 miles north west of Whitby and 7.5 miles south east of Hartlepool.

Redcar is a well-established retail centre accommodating local, regional and national occupiers including Costa, Vodafone, B&M and Greggs.

The subject property occupies a prominent trading position on Queen Street / West Dyke Road, adjacent to the pedestrianised section of the High Street and opposite Redcar Town Clock.

The seafront, High Street and esplanade area have undergone significant regeneration in recent years including development of the Redcar Beacon, cinema complex and extensive landscaping.

DESCRIPTION

The property comprises a two storey, corner building with retail display frontage on two sides and is arranged to provide retail sales area with ancillary staff and storage areas together with accessible WC on the ground floor

The first floor is arranged to provide a variety of offices together with female and male WC facilities.

The property benefits from additional storage within the basement.

Available with vacant possession, the property is suitable for a variety of uses including retail and office subject to planning and the necessary consents being achieved.

ACCOMMODATION

The property provides the following approximate areas (NIA):

Ground Floor

Retail Sales	59 sq m	(630 sq ft)
Storage	30 sq m	(323 sq ft)
WC	--	--

First Floor

Offices	53 sq m	(570 sq ft)
WC	--	--

Basement

Stores	14 sq m	(151 sq ft)
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Total	156 sq m	(1,679 sq ft)
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PROPOSED TERMS

The property is available by way of a new lease in multiples of 3 or 5 years on tenant full repairing and insuring terms. Please discuss your requirements with us.

Rental offers in the region of £15,000 per annum are invited.

The landlord would consider offers to sell the property.

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RATING ASSESSMENT

The property has a Rateable Value of £11,500 and therefore qualifies for small business rates relief. Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

LEGAL COSTS

Each party will be responsible for their own legal cost in connection with the transaction. A security deposit may be required.

VAT

The property is not elected for VAT.

VIEWING

All viewings are strictly by prior appointment.

Contact: Jack Robinson

Tel: 01642 713303

Email: jack@thomas-Stevenson.co.uk

SUBJECT TO CONTRACT

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Energy performance certificate (EPC)

1 Queen Street REDCAR TS10 1DY	Energy rating C	Valid until: 2 July 2028
		Certificate number: 0220-0238- 8169-2826- 6002

Property type B1 Offices and Workshop
businesses

Total floor area 215 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C.

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