



**TO LET  
OFFICES**

**DOVE HOUSE, 5 TURNER STREET, REDCAR TS10 1AY**

**SW**  
Sanderson  
Weatherall



## Summary

- Two Storey Mid Terrace Office
- Size: 1,583 sq ft (147.12 sq m)
- Rent: £12,500 per annum
- Subject to Contract

## Description

The premises comprise a two storey mid terrace property of traditional brick construction under a pitched tiled roof.

Internally the property benefits from a number of offices on ground and first floor levels and is accessed via a secure entrance lobby to the front. The property benefits from plastered and painted walls and ceilings, gas central heating, carpeted covered floorings and suspended strip lighting as well as kitchen and WC facilities.

## Accommodation

We understand that the property provides the following approximate Net Internal Areas:

Description	sq m	sq ft
Ground Floor	71.85	772
First Floor	75.27	810
<b>Total</b>	<b>147.12</b>	<b>1,583</b>

## Rent & Lease Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £12,500 per annum exclusive.

## Location

Redcar is a busy coastal town on the eastern edge of the Teesside conurbation, some 9 miles east of Middlesbrough. Redcar benefits from excellent road communications, being connected to the A19 at Middlesbrough, which is one of the regions major road networks via the A174 and A66.

The property is located on Turner Street which is situated to the north eastern edge of the town centre. Other occupiers in the immediate vicinity include Morrisons Daily and O'Grady's Hotel.

## Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band E (111). A full copy of the EPC can be obtained by following the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £12,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Redcar & Cleveland Borough Council).





## Services

We understand that the property benefits from electricity and water service connections, however, any interested party is advised to make their own investigations with regard to this matter. None of the services have been tested or warranted.

## Anti-Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.





# Contact

For further information or to arrange a viewing please contact the sole agents:

**James Fletcher**



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