



**REDCAR – 6 HIGH STREET TS10 3DU**

**FOLLOWING COMPREHENSIVE REFURBISHMENT**

**SHOP TO LET**

**\*\*\*\*NO RATES PAYABLE IF SMALL BUSINESS RATES RELIEF APPLIES**



**Location**

The shop is well located on High Street which is fully pedestrianised. The main bus stop area is adjacent at the junction of High Street and West Dyke Road. Most local and regional buses stop here. The shop is located close to national retailers and the entrance to Regent Walk Shopping Centre and the busy and popular seafront.

**Accommodation**

The property provides the following approximate dimensions and floor areas:

Frontage	4.4m	14 ft 5	
Internal width	4.3m	14 ft 1	
Shop Depth	9.25 m	30 ft 4	
Ground floor area	93.46 sq m	1,006 sq ft	
First floor store/staff	45.06 sq m	485 sq ft	
Second floor	45.52 sq m	490 sq ft	490 sq ft
Total	184 sq m	1,981 sq ft	184 sq m

**Lease**

Available by way of a new lease for a term to be agreed.



**Rent**

£14,950 per annum exclusive

**Rates**

Rateable value £9,600

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Interested parties are advised that they should verify this figure.

**Costs**

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

**Viewing/Information -**

All viewings are to be carried out strictly by prior appointment with the sole letting agent.

Contact Francis & Company (Mike Francis) 0113 275 2020 or 07808 479269

**Misdescriptions**

Francis & Company on behalf of ourselves and the Sellers or Lessors of this property whose Agents we are give notice that:-1. The Particulars are a general outline of the property only for guidance of intended buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make their own enquiries.3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Francis & Company. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.