

Thomas : Stevenson

# For Sale or To Let

## 8 WEST DYKE ROAD, REDCAR



### Location

The shop unit is located at the edge of the prime section of High Street redcar in an area popular with local retailers and service providers. The plan on the rear shows the location of the premises which benefit from a significant frontage due to the end terrace location.

### Description

The premises comprise of a traditionally constructed three storey building with cellar accommodation. The property was refurbished in 1993 and now provides clear space on two levels with kitchen and wc facilities to the rear. The first floor provides four offices, kitchenette, store, wc accommodation with access to the third floor. There is a parking space to the rear of the building.

### Accommodation

Gross Frontage:	6.5 m (21 ft 6 inches)
Ground Floor:	93.53 sq m (1006 sq ft)
First Floor:	61.03 sq m (656 sq ft)
Second Floor:	77.05 sq m (829 sq ft)
Basement:	27.87 sq m (300 sq ft)

### Rating Assessment

We understand that the premises are incorporated in the rating list with a ratable value of £14,250.

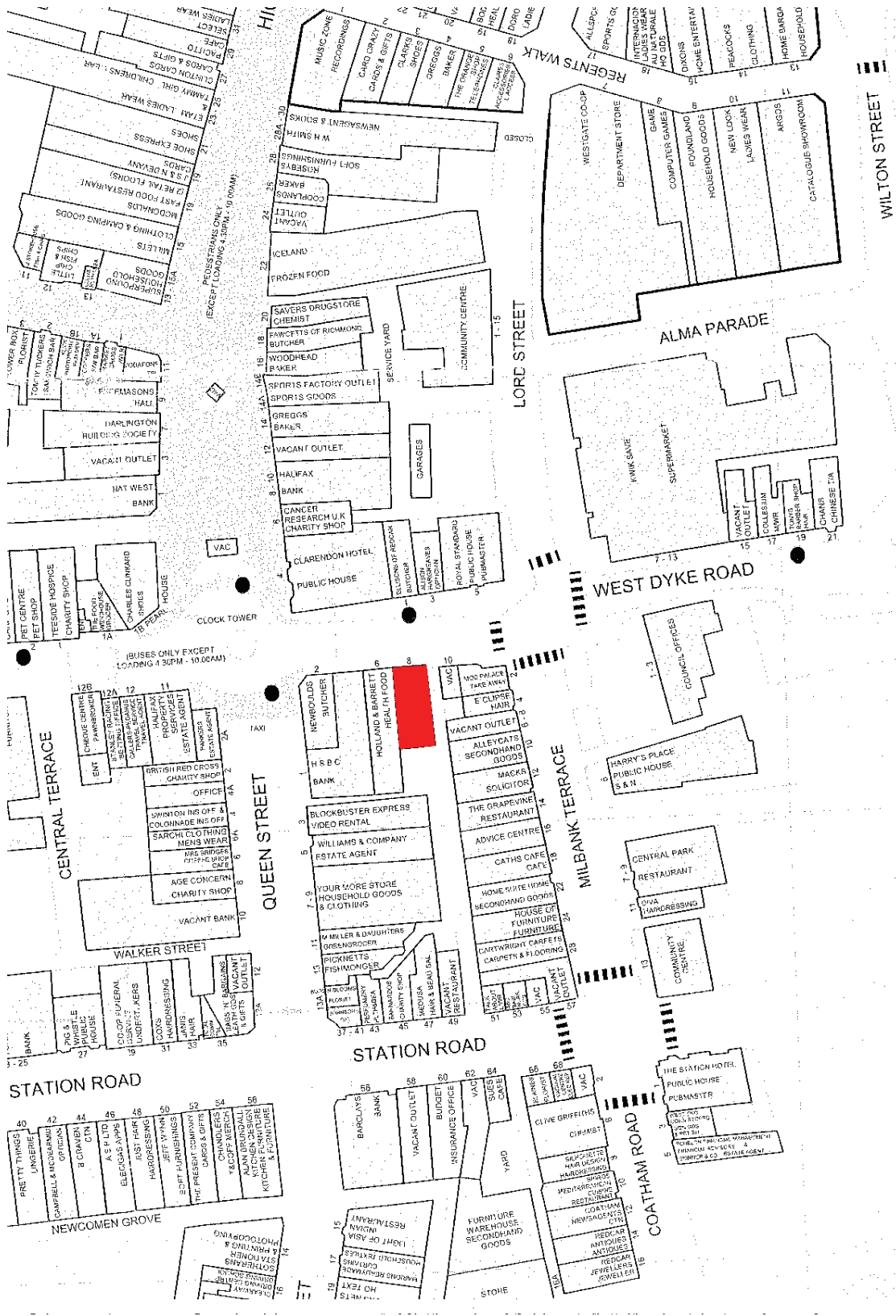
### Tenure

The premises are available to let on a new lease for a term of years to be agreed at a rental of £15,000 per annum.

Alternatively, the freehold is available at an asking price of £150,000.

### Viewing

Through sole.



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