

Thomas : Stevenson

To Let

RETAIL UNIT(S)

6 & 8 KILBRIDGE CLOSE, NEW MARSKE

REDCAR, TS11 8DT



Location

The properties are located on Kilbridge Close off Birkdale Road within the village of New Marske which accommodates predominantly private housing having a resident population of approximately 3517 (2001 census). The village is located approximately two miles south-east of Redcar town centre.

Description

The property comprises two lock-up retail units presently inter-connecting within a parade of seven retail units including a general dealers, hairdressing salon, bakers and hot food take-aways. There is a dedicated car park. The parade is located directly opposite the primary school.

Accommodation

No 6	
Sales Area:	26.85 sq m (289 sq ft)
Stores:	8.13 sq m (88 sq ft)
	Wc/handbasin
No 8	
Sales Area:	27.67 sq m (298 sq ft)
Stores/Sales:	9.27 sq m (100 sq ft)
	Wc/handbasin

The units are available individually or as a whole

Lease Details

The units are available by way of new leases for a term in multiples of 3 years on effectively full repairing and insuring terms via a service charge and incorporating 3 yearly rent reviews.

Proposed Terms

The properties are offered individually at rents of £5,200 per annum each or alternatively as a whole at a rental of £9,750 per annum.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

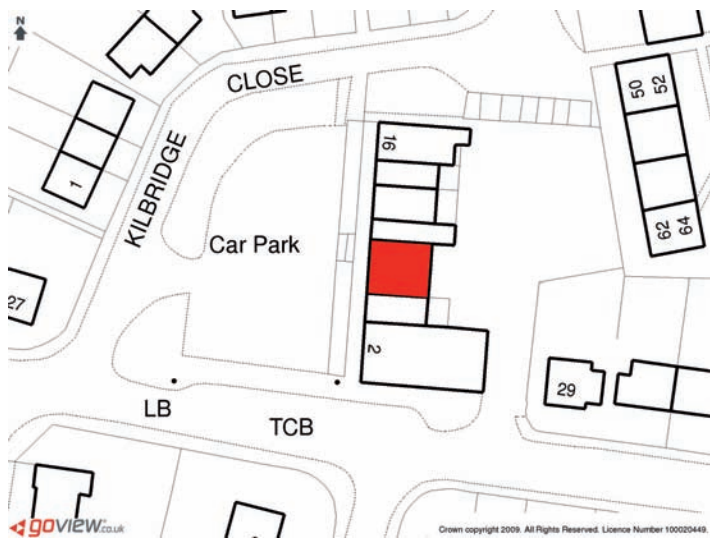
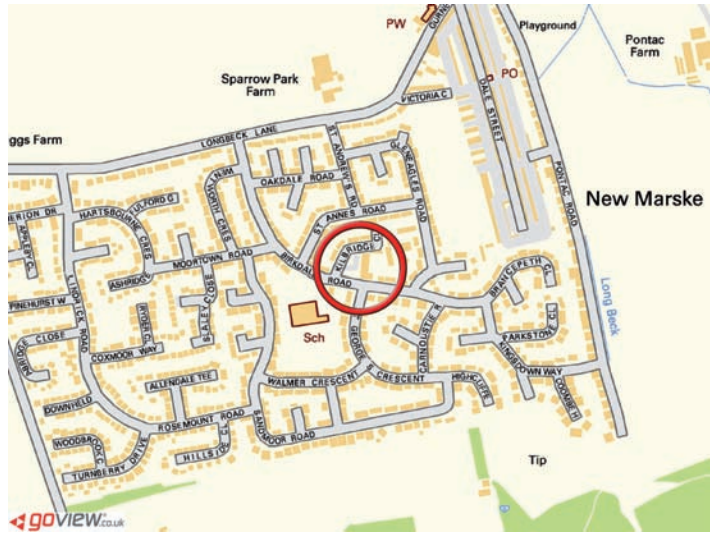
All rentals/prices are quoted are exclusive of VAT if applicable.

Viewing

Strictly by appointment through this office
Lindsay Pearson

Email: Lindsay@thomas-stevenson.co.uk

Subject to Contract



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