

Thomas : Stevenson

To Let – Retail Unit

91 HIGH STREET, REDCAR



Location

Redcar is a large coastal commuter town located approximately 9 miles east of Middlesbrough centre. The property is located on the north side of the High Street immediately adjacent to the pedestrianised area in Redcar town centre close to the national multiple retailers.

The property adjoins a Lloyds TSB Bank and the new Barracuda Bar and is located on the established leisure circuit close to JD Wetherspoons, Blue Lounge and Martha's Vinyard and may be suitable for bar/restaurant uses subject to obtaining the appropriate consents.

Description

The property comprises a large retail unit providing ground and first floor sales areas with ancillary storage. The unit has 9.5m (31 feet) frontage to the High Street and rear servicing from Esplanade.

Accommodation

Net Frontage:	9.5m (31' 0")
Shop Depth:	25.4m (83'4")
Sales Area:	234 sq m (2519 sq ft)
GF Stores etc:	69 sq m (742 sq ft)
FF Sales Area:	234 sq m (2519 sq ft)

Lease Terms

The property is offered To Let as a whole by way of a new full repairing and insuring lease in multiples of five years subject to a maximum of 35 years at an initial rental of £40,000 per annum exclusive.

Business Rates

Not yet separately assessed. Estimated to be circa £12,000 per annum payable.

Trading History

Potential tenants will need to be able to demonstrate a trading history and supply copies of 3 years accounts.

Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs in connection with the lease documentation.

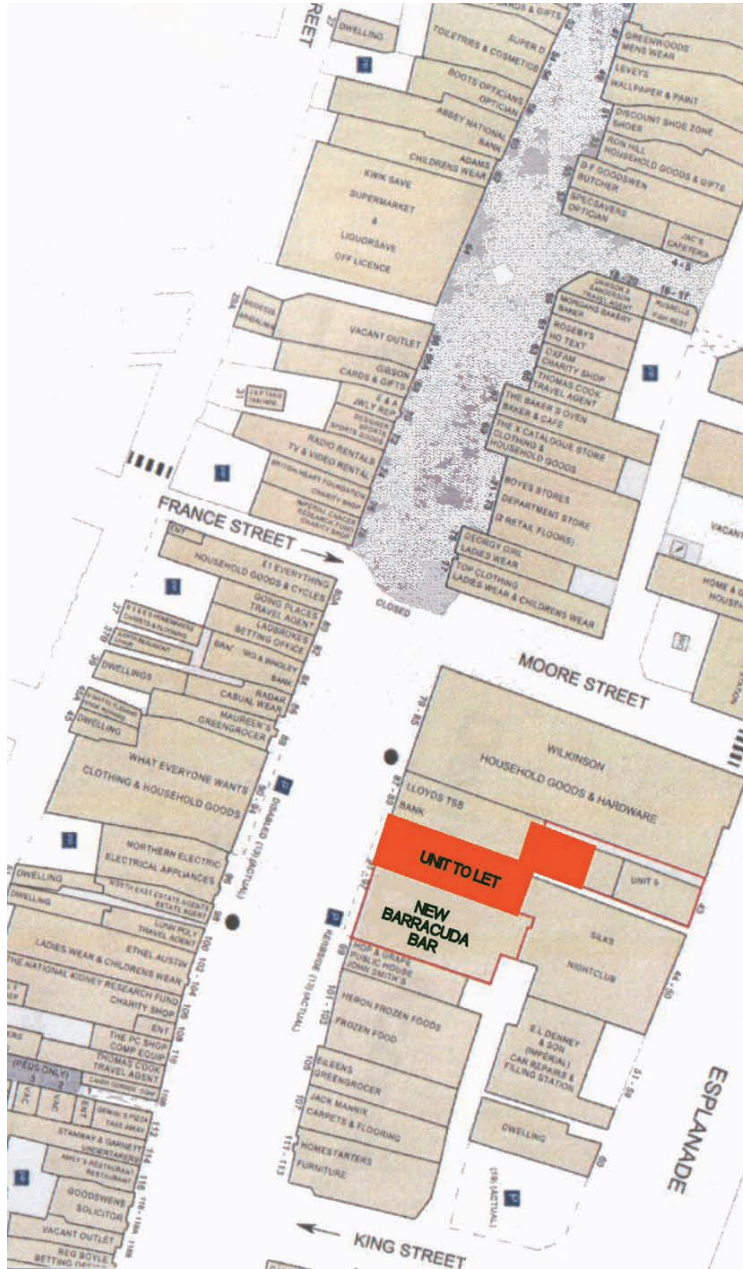
VAT

All rents quoted are exclusive of VAT

Viewing

Strictly by appointment through this office
Lindsay Pearson/Neil Thomas
Email: lindsay@thomas-stevenson.co.uk

Subject to contract



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