

High Street Retail – Wide Planning Use

74 High Street
Redcar
Cleveland
TS10 3DD

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

A5 RETAIL UNIT TO LET



LOCATION

Redcar is located approximately ten miles to the east of Middlesbrough. The town is accessed via the A1086, linking Redcar to the A66 and the A19 and the wider regional road network.

The property is located close to the junction with France Street, nearby occupiers include Thomas Cook, The Bakers Oven, KFC, Saks, Boots and Superdrug.

DESCRIPTION

The property comprises a double fronted well positioned and prominent retail unit on the pedestrianised High Street, close to its junction with Moore Street. There are punched lath security shutters to the front elevation protecting two large plate glass windows and windows to the upper floors are double glazed and set within uPVC frames. Additionally, the unit benefits from staff parking to the rear.

ACCOMMODATION

In total the property provides 293 m² (3,154 ft²) over three floors.

The ground floor useable sales area is 135 m² (1,453 ft²). The property comprises the following:

Gross Frontage	8.6m	(28ft2in)
Net Frontage	8.4m	(27ft6in)
Net Internal Width	8.4m	(27ft6in)
Ground Floor Sales	135 m ²	(1,453 ft ²)
Ground Floor Stores	43.20 m ²	(465 ft ²)
First Floor	80.30 m ²	(864 ft ²)
Attic Area	34.65 m ²	(372 ft ²)

LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

A new FRI lease at a rent of £32,000 per annum exclusive of VAT and all other outgoings and subject to lease terms being agreed.

LEGAL FEES

Each party to meet their own legal costs incurred in this transaction.

BUSINESS RATES

The Valuation Office Agency website describes the premises in the 2010 Rating List as:

Description:	Shop and premises
Rateable Value:	£31,250

The UBR multiplier for 2011/2012 is 43.3 pence in the pound,

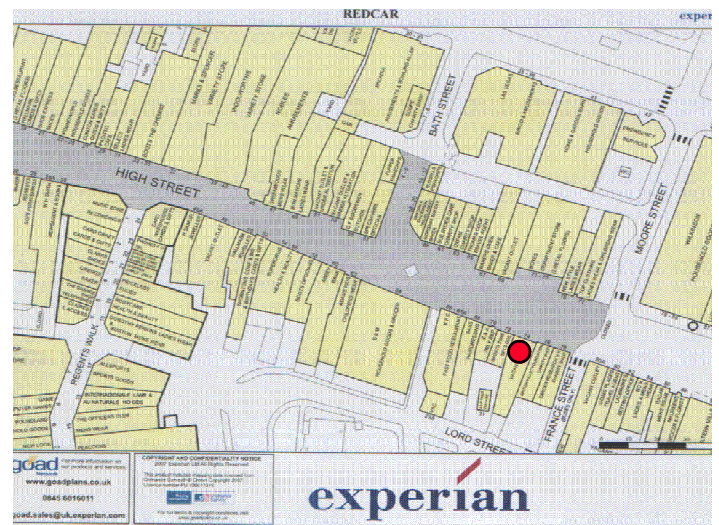
resulting in rates payable of £13,531.25.

PLANNING

Following a successful recent application for a change of use, the building now enjoys wider use permissions including A1, A2, A3 and A5.

VAT

All figures within these terms are exclusive of VAT where chargeable.



FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Andrew Chandler or Joanna Bissett on 0191 272 5551 or via email:

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 joanna.bissett@bissett-kenning.co.uk

AVAILABILITY

Immediate.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

V.1685

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