

8 ENNIS SQUARE, DORMANSTOWN, REDCAR, TS10 5JR

FOR SALE/TO LET: GROUND FLOOR RETAIL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

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LOCATION

The property is situated on Ennis Square, a mixed commercial and residential location in the suburb of Dormanstown, west of Redcar.

Dormanstown, which lies south of the A1085 "Trunk Road" which links Redcar with the eastern edge of Middlesbrough, close to Wilton International, British Steel and Teesport.

Ennis Square lies to the western end of Dormanstown and nearby occupiers include Sainsburys and Premier convenience stores, British Legion Working Men's Club, Beyond Housing, Joey's Pizza and Mr Chip.

DESCRIPTION

The property comprises a ground floor retail unit situated within a two storey building of mixed used. The property is arranged to provide an open plan sales area with counter towards the rear, customer toilet, lobby and a separate toilet.

Externally there is an enclosed yard to the rear of the building within which contains a number of air conditioning units serving the adjoining convenience store.

ACCOMMODATION

The property provides the following approximate areas (NIA):

Sales	65.53 sq m / 706 sq ft
WC	-- / --

The first floor has been sold off Freehold as part of the adjacent property and therefore does not form any part of the property available for sale or to let.

LEASE

The rear yard is let by way of a tenant full repairing and insuring lease for a term of 8 years from 12 June 2020 to Sainsburys Supermarket Ltd expiring 31 August 2028. The rent payable is £1,000 per annum.

PROPOSED TERMS

The ground floor retail unit is offered to let by way of a new tenant effectively full repairing and insuring lease for a minimum term of 3 years.

Rental offers are invited around £7,500 per annum exclusive.

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FREEHOLD PRICE

The freehold property, including rear yard, is available for sale with offers in region of £75,000 invited.

RATING ASSESSMENT

The property has a current rateable value of £3,950 and therefore qualifies for small business rates relief. Interested parties should contact Redcar and Cleveland Council for the exact rates payable

VAT

The property is not elected for VAT.

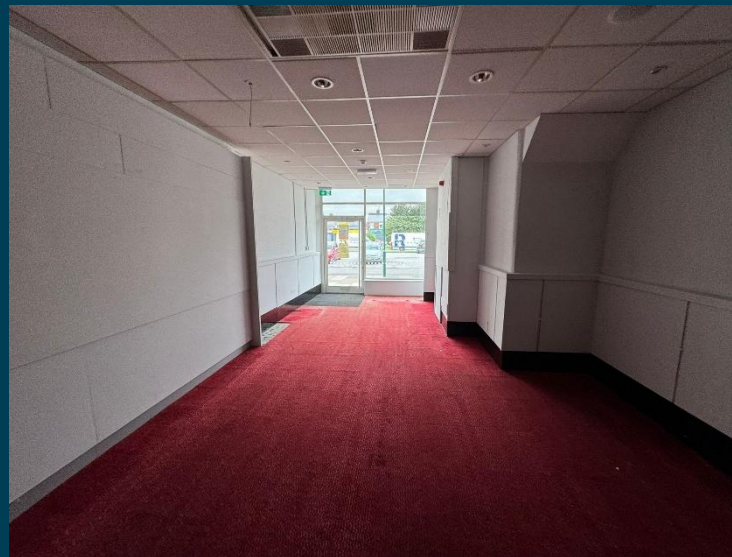
VIEWING AND ENQUIRIES

Strictly via the Agents Thomas : Stevenson.

Contact Jack Robinson on:
01642 713303 / jack@thomas-stevenson.co.uk

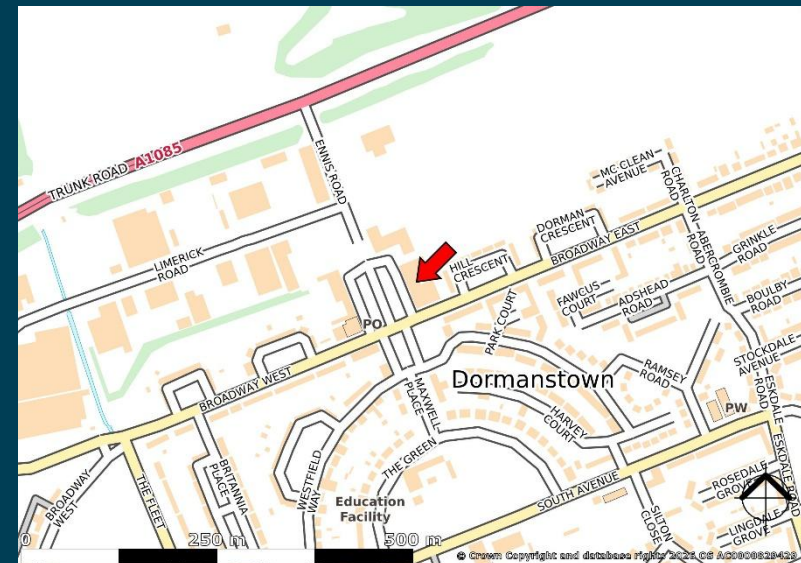
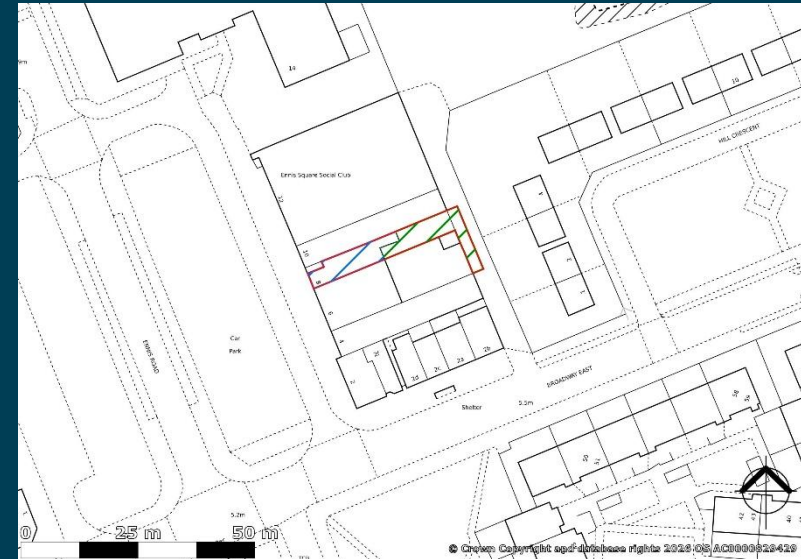
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EPC Commissioned

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