

1 WEST TERRACE, REDCAR, TS10 3BU

FOR SALE – TOWN CENTRE RETAIL UNIT WITH DEVELOPMENT POTENTIAL



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located within the seaside town of Redcar, 7.5 miles north east of Middlesbrough, 20 miles north west of Whitby and 7.5 miles south east of Hartlepool.

Redcar is a well-established retail centre accommodating local, regional and national occupiers including Costa, Vodafone, B&M and Greggs. The subject property occupies a secondary trading position on West Terrace, adjacent to the pedestrianised section of the High Street opposite William Hill and near to the Redcar Town Clock.

The seafront and esplanade area, approximately 100m north, have undergone significant regeneration in recent years including development of the Redcar Beacon, cinema complex and extensive landscaping.

DESCRIPTION

The property comprises a two storey, mid terraced building arranged to provide a ground floor retail unit, first floor offices and staff amenities together with attic storage.

Benefitting from roller shutter door security, rear lane access and double frontage, the property provides open plan sales with rear stockroom and staff WC on the ground floor.

The upper floors provide two offices together with kitchen, staff room and staff wc. A central stairwell provides access to further storage within the attic.

Externally a rear stairwell provides separate emergency access from the first floor flat roof to the rear lane

Available with vacant possession, the property is suitable for a variety of uses and holds potential for residential conversion to the upper floors subject to planning and the necessary consents being achieved.

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor

Sales	123.36 sq m	(1,328 sq ft)
Storage	12.19 sq m	(131 sq ft)
WC	--	--

First Floor

Offices	74.40 sq m	(801 sq ft)
Kitchen/Staff Room	30.98 sq m	(333 sq ft)
WC	--	--

Attic

Stores	30.80 sq m	(331 sq ft)
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Total	271.73 sq m	(2,925 sq ft)
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PROPOSED TERMS

The freehold property is available to purchase with offers in the region of £140,000 invited.

RATING ASSESSMENT

The property has a Rateable Value of £11,500 and therefore qualifies for small business rates relief. Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

VAT

We are advised that the property is not elected for VAT.

VIEWING

All viewings are strictly by prior appointment.

Contact: Jack Robinson

Tel: 01642 713303

Email: jack@thomas-Stevenson.co.uk

LEGAL COSTS

Each party is responsible for their own legal costs.

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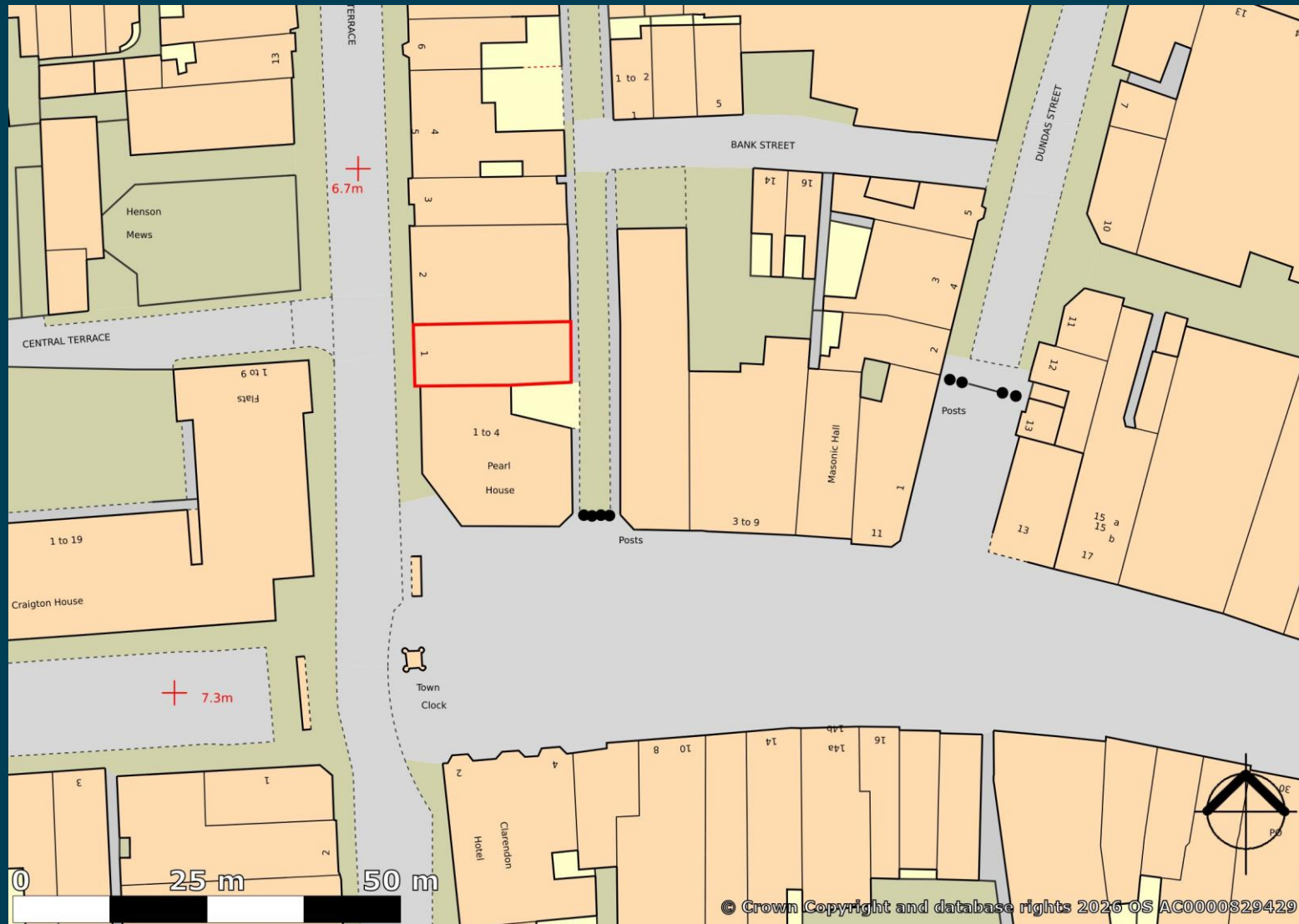
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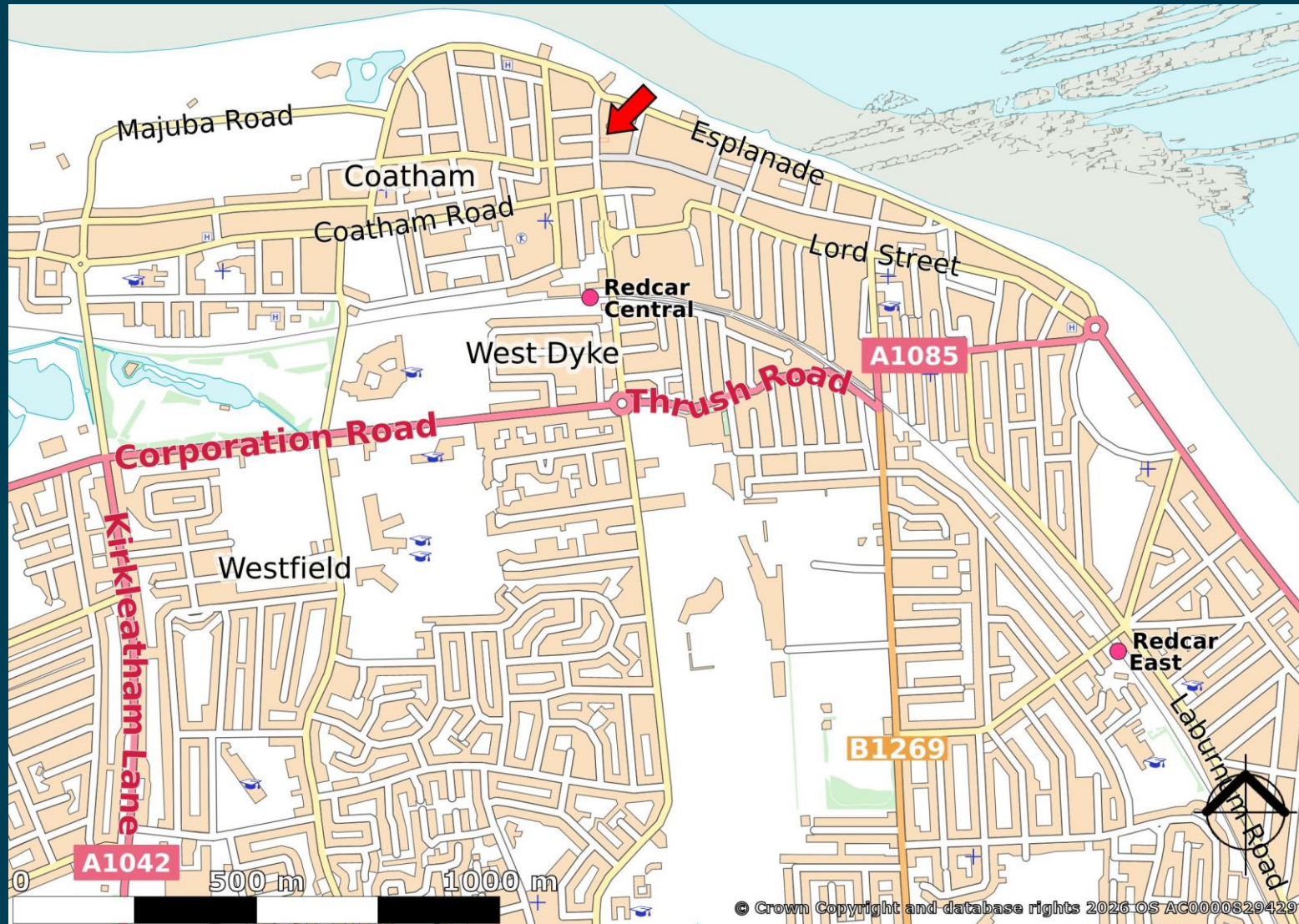
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