

30 HIGH STREET, REDCAR, TS10 3DS

TO LET (MAY SELL) – GROUND FLOOR RETAIL UNIT & UPPER FLOOR OFFICES



TG Jones **POST OFFICE**



DUNDAS PLACE

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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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 prime trading position on the pedestrianised section of the High Street and is positioned between Charles Clinkard and Coral, opposite Halifax and Cancer Research.

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

30 High Street comprises a centrally positioned two storey building arranged to provide a ground floor retail unit and first floor office accommodation.

The property benefits from an open plan sales area to the ground floor with prominent frontage to Redcar High Street and a storage area to the rear. The first floor is predominantly used for storage but provides office, staff kitchen and toilet facilities.

An external loading area, which adjoins West Dyke Road, is accessed by way of a loading door to the rear of the ground floor stores.

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor

Sales	303.88 sq m	(3,271 sq ft)
Loading Bay	25.60 sq m	(276 sq ft)

First Floor

Stores	115.10 sq m	(1,239 sq ft)
Offices	13.80 sq m	(149 sq ft)
Staff Kitchen	17.80 sq m	(192 sq ft)
Staff Toilets	24.80 sq m	(267 sq ft)

Total	500.98 sq m	(5,392 sq ft)
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PROPOSED TERMS

30 High Street is available for a term of 5 years at an asking rent of £21,000 per annum on a full repairing and insuring lease.

USE / PLANNING

The property falls under Use Class E of the Town & Country Planning Use Classes Order as amended on 1st September 2020.

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SERVICES

We understand the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.

INSURANCE

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand.

The tenant will be responsible for obtaining their own contents insurance.

The annual insurance premium is currently £529.05.

VAT

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

RATING ASSESSMENT

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £25,250.

Interested parties should contact Redcar and Cleveland Council for the exact rates payable.

LEGAL COSTS

Each party is responsible for their own legal costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

VIEWING

All viewings are strictly by prior appointment.

Contact: Jack Robinson

Tel: 01642 713303

Email: jack@thomas-Stevenson.co.uk

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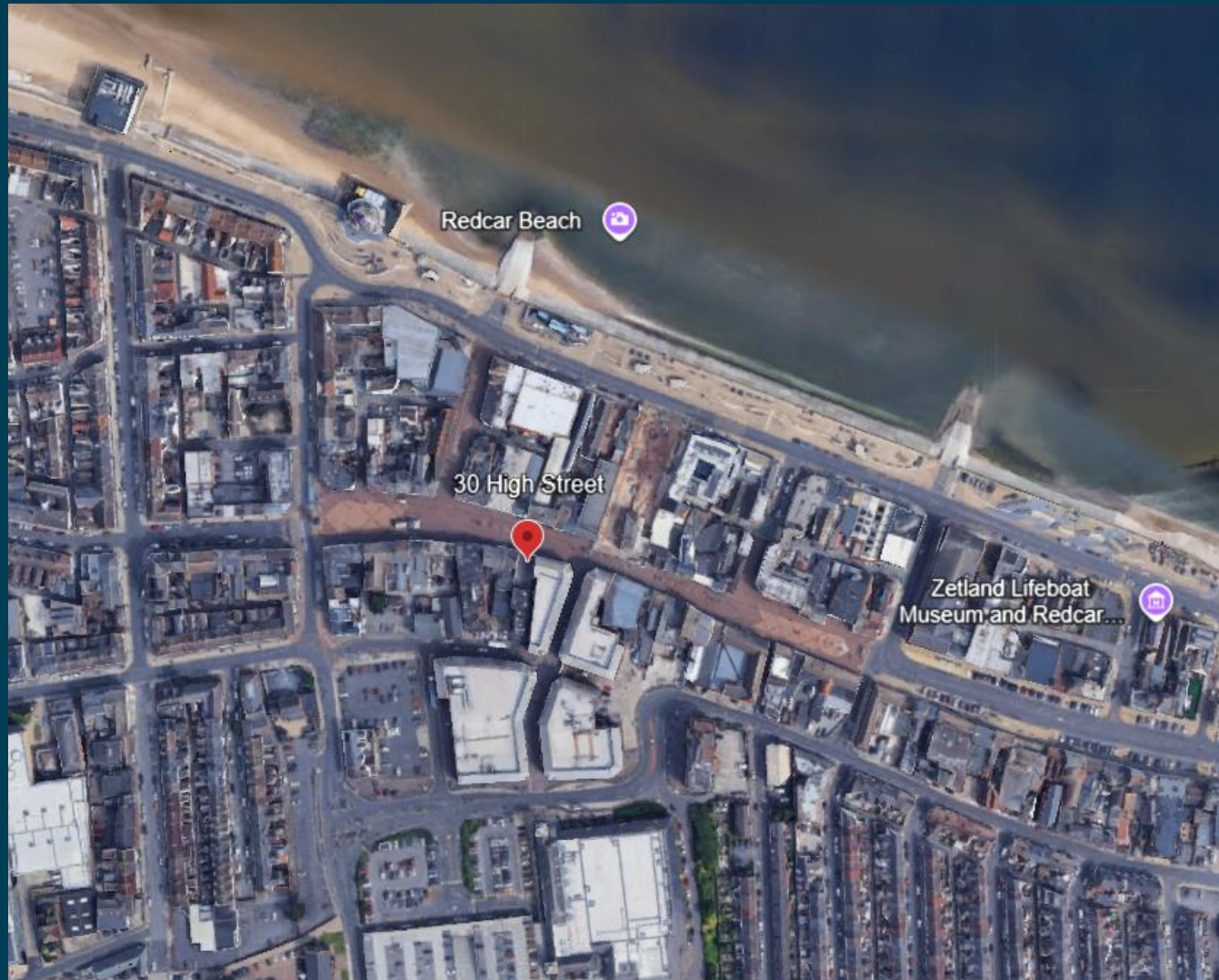
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Energy performance certificate (EPC)					
W H Smith Ltd 30 High Street REDCAR TS10 3DS	<table border="1"><tr><td>Energy rating</td><td>Valid until: 19 March 2030</td></tr><tr><td>C</td><td>Certificate number: 0610-0130-6742-9197-6006</td></tr></table>	Energy rating	Valid until: 19 March 2030	C	Certificate number: 0610-0130-6742-9197-6006
Energy rating	Valid until: 19 March 2030				
C	Certificate number: 0610-0130-6742-9197-6006				
Property type	A1/A2 Retail and Financial/Professional services				
Total floor area	527 square metres				

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

72 C

How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	79 D

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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