

47 LORD STREET, REDCAR, TS10 3HE

TO LET – COMMERCIAL PREMISES SUITABLE FOR A VARIETY OF USES



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 and 20 miles north west of Whitby.

Redcar is a well-established retail centre accommodating local, regional and national occupiers including Costa, Vodafone, B&M and Greggs. The property occupies a position on the north side of Lord Street, to the rear of the High Street and close to Morrisons Supermarket.

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

47 Lord Street comprises a ground floor commercial unit offering versatile accommodation suitable for a variety of uses.

The unit is arranged to provide an open plan sales/storage area together with store, staff room and accessible toilet to the rear benefitting from roller shutter access to the front elevation and loading area which could be adapted to provide off street parking for customers or staff.

The recently refurbished property provides a well-proportioned open plan sales/storage area and is suitable for a number of uses including retail, studio, storage and trade counter uses.

The successful applicant is permitted to make alterations to the front elevation to provide traditional retail frontage subject to the necessary planning and consents.

DEVELOPMENT

Forming part of the former Chiltern Mills department store, the development occupies a prime trading position on the High Street, close to the pedestrianised section, as well as frontage to Lord Street. The area benefits from pay and display parking and disabled parking bays immediately to the front of the property.

The subject property is one of three remaining commercial units available within the development. 92 High Street has recently been let to Majors Manor (a virtual golfing experience) and the first floor is now occupied by Clover Group whose key focus is to promote well-being and inclusion of people with additional needs.

ACCOMMODATION

The property provides the following approximate Net Internal Areas:

Sales Area	121.00 sq m	(1,302 sq ft)
Store/Staff Room	17.00 sq m	(183 sq ft)
Staff Toilet	--	--
Total	138.00 sq m	(1,485 sq ft)

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PROPOSED TERMS

47 Lord Street is available on a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £10,800 per annum plus VAT.

USE / PLANNING

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

SERVICES

We understand the property benefits from mains electric, water and sewerage connections, however, any interested party is advised to make their own investigations regarding this matter.

The unit benefits from a single-phase electricity supply.

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 available on request.

VAT

We are advised that the property is elected for VAT.

RATING ASSESSMENT

The property has not yet been assessed for business rates. 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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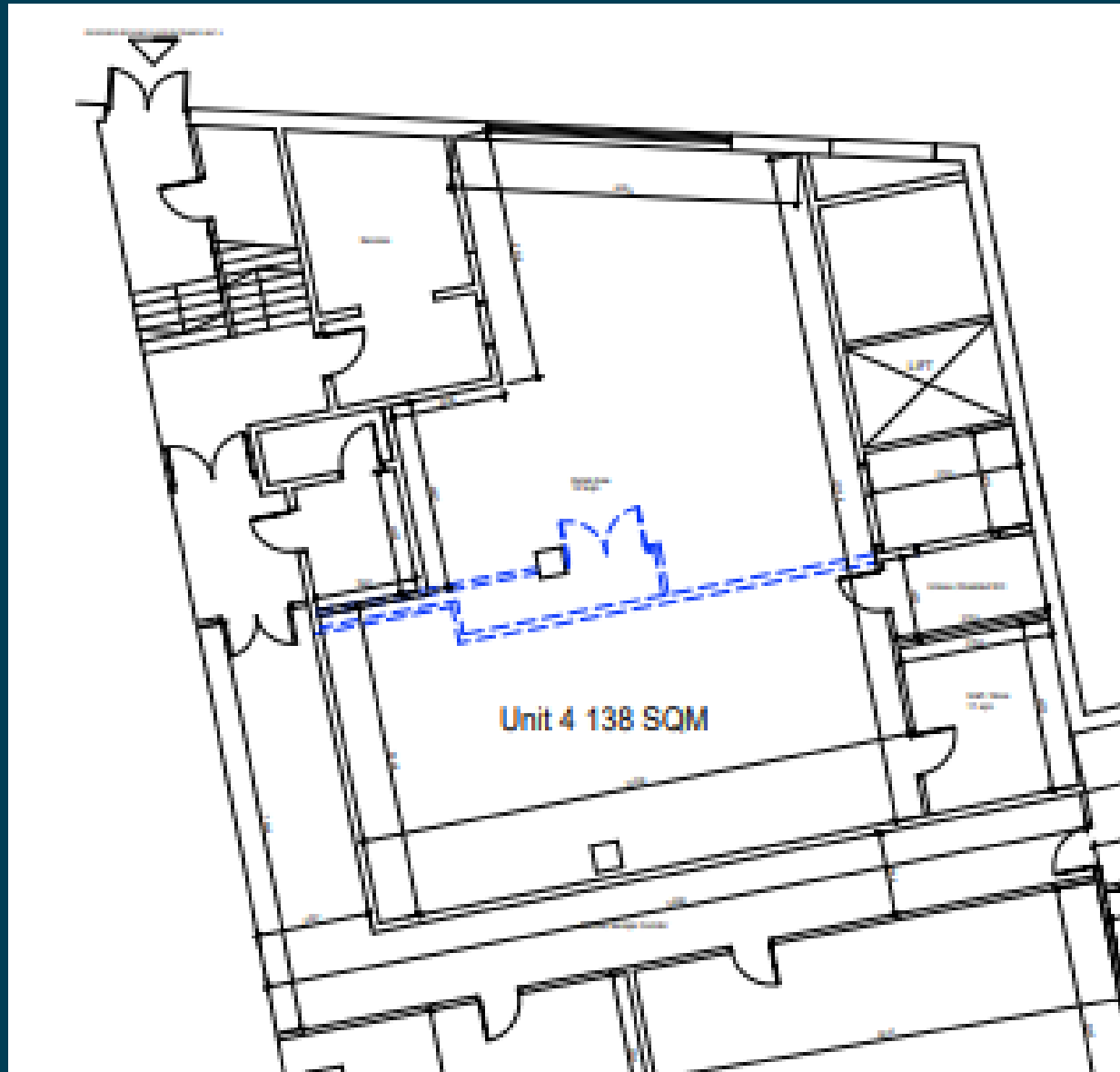
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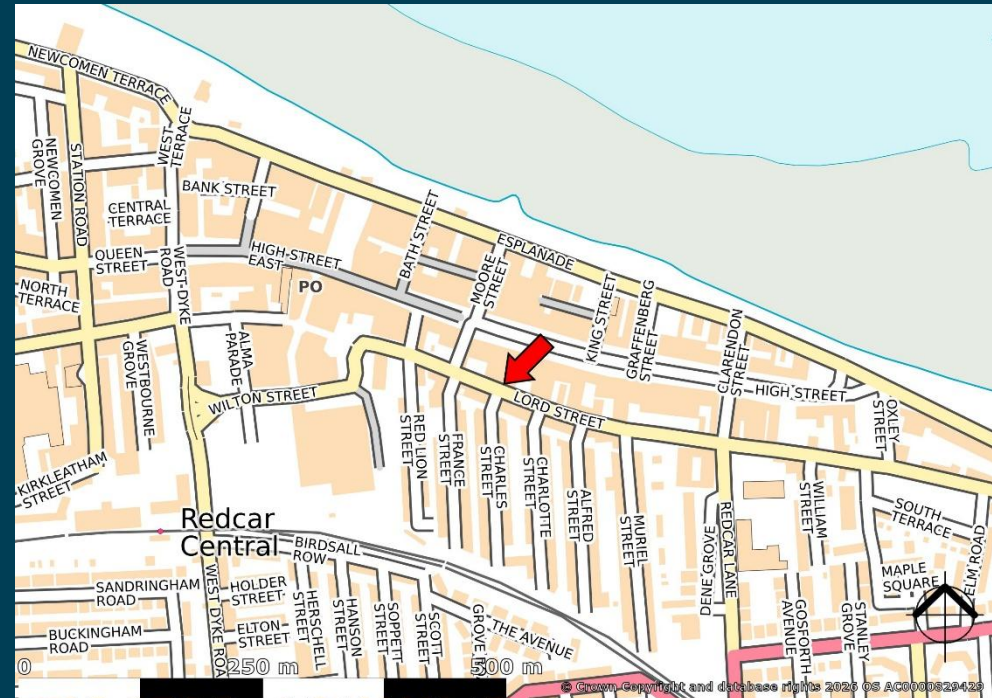
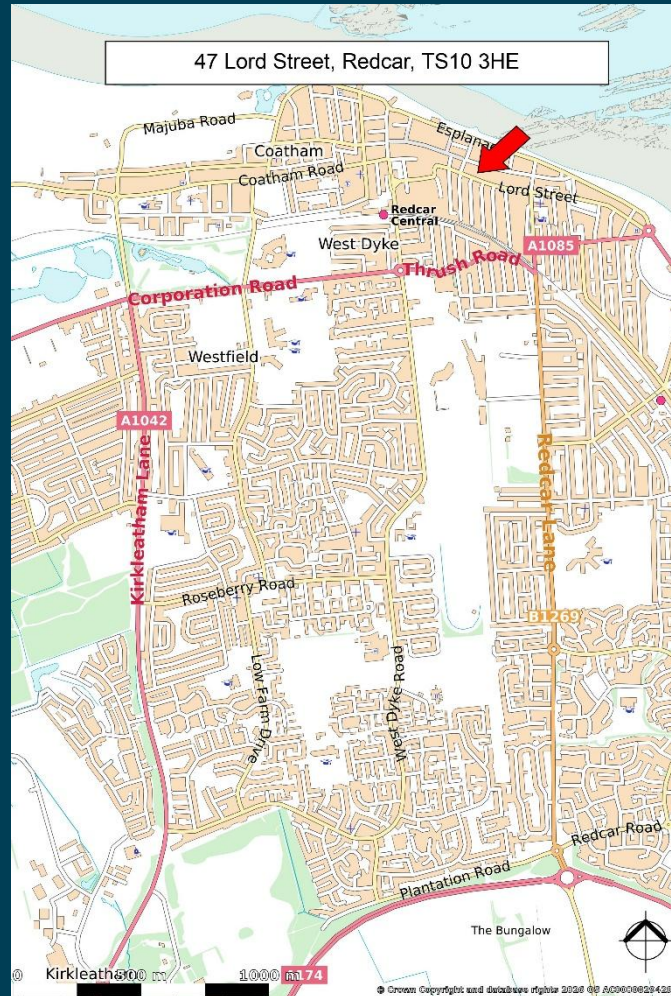
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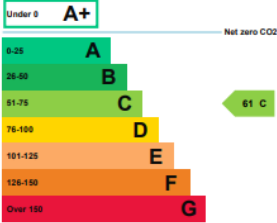
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Energy performance certificate (EPC)					
90-94 High Street REDCAR TS10 3DL	<table><tr><td>Energy rating</td><td>Valid until: 21 February 2032</td></tr><tr><td>C</td><td>Certificate number: 9477-9887-2453-7374-9848</td></tr></table>	Energy rating	Valid until: 21 February 2032	C	Certificate number: 9477-9887-2453-7374-9848
Energy rating	Valid until: 21 February 2032				
C	Certificate number: 9477-9887-2453-7374-9848				
Property type	A1/A2 Retail and Financial/Professional services				
Total floor area	1,449 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					
Properties get a rating from A+ (best) to G (worst) and a score.					
This property's energy rating is C.					
The better the rating and score, the lower your property's carbon emissions are likely to be.					
					
How this property compares to others					
Properties similar to this one could have ratings:					
If newly built	29 B				
If typical of the existing stock	85 D				

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