

90 HIGH STREET, REDCAR, TS10 3DL

TO LET – GROUND FLOOR HIGH STREET RETAIL UNIT



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 Morrisons and Tesco Supermarkets, Costa, Vodafone, B&M and Greggs.

The development occupies a prime trading position on the High Street, close to the pedestrianised section, and is positioned between Blue Lounge and Eva's House. The area benefits from pay and display parking and disabled parking bays immediately to the front of the property.

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

90 High Street comprises a centrally positioned mid terrace ground floor retail unit with store and staff room together with accessible WC.

The recently refurbished property benefits from a well-proportioned open plan sales area with glazed frontage to Redcar High Street and three phase electricity supply.

DEVELOPMENT

Forming part of the former Chiltern Mills department store this ground floor retail unit is one of three remaining commercial units available within the development. Next door, 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	102.00 sq m	(1,098 sq ft)
Back Store/Staff Room	28.00 sq m	(301 sq ft)
Staff Toilet	- -	- -
Total	130.00 sq m	(1,399 sq ft)

PROPOSED TERMS

90 High Street is available on a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £12,000 per annum.

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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 three-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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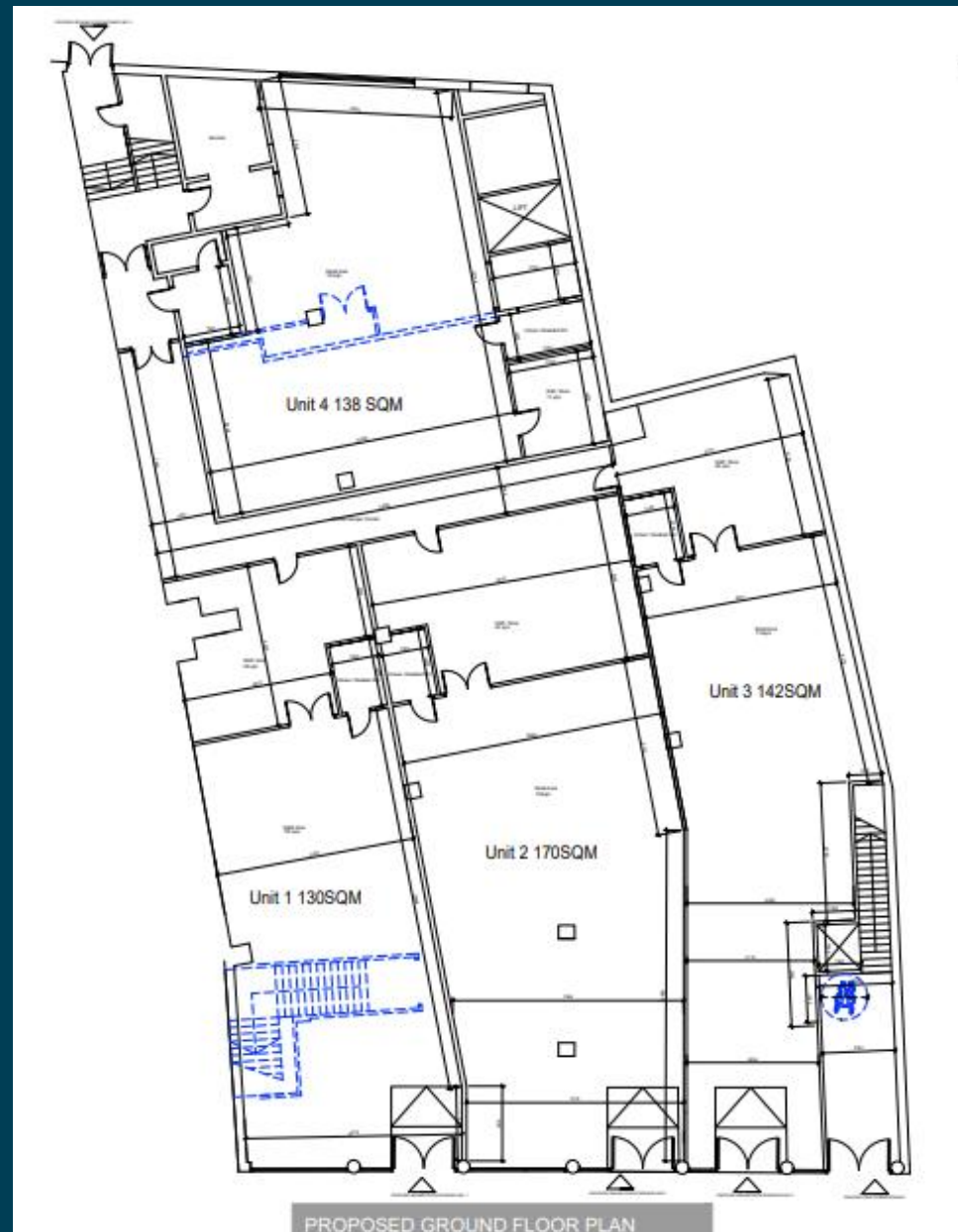
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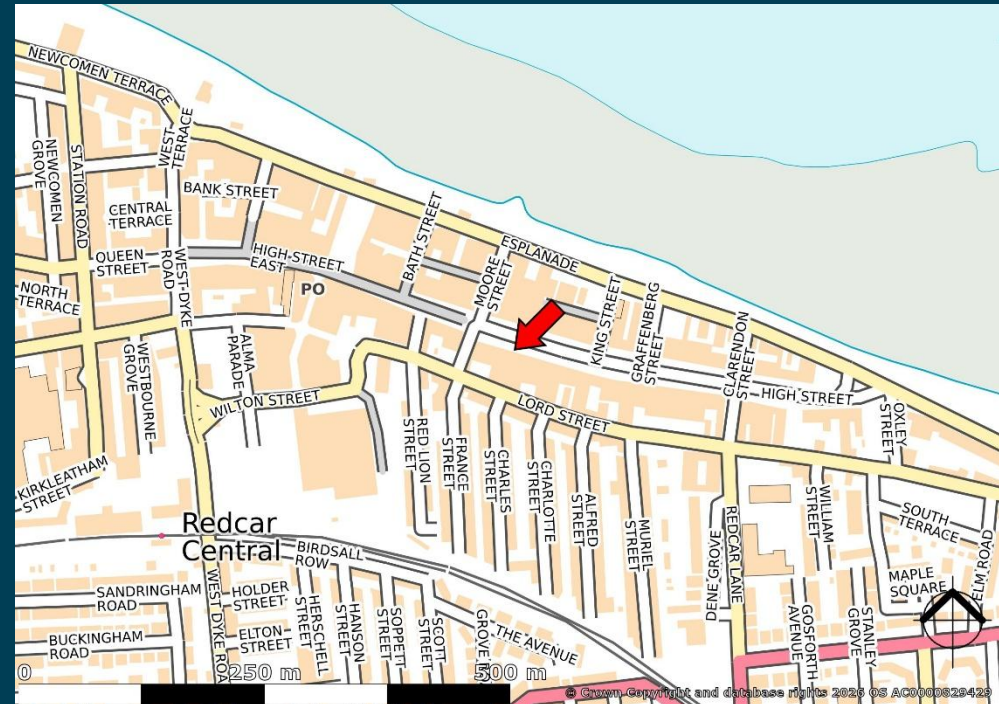
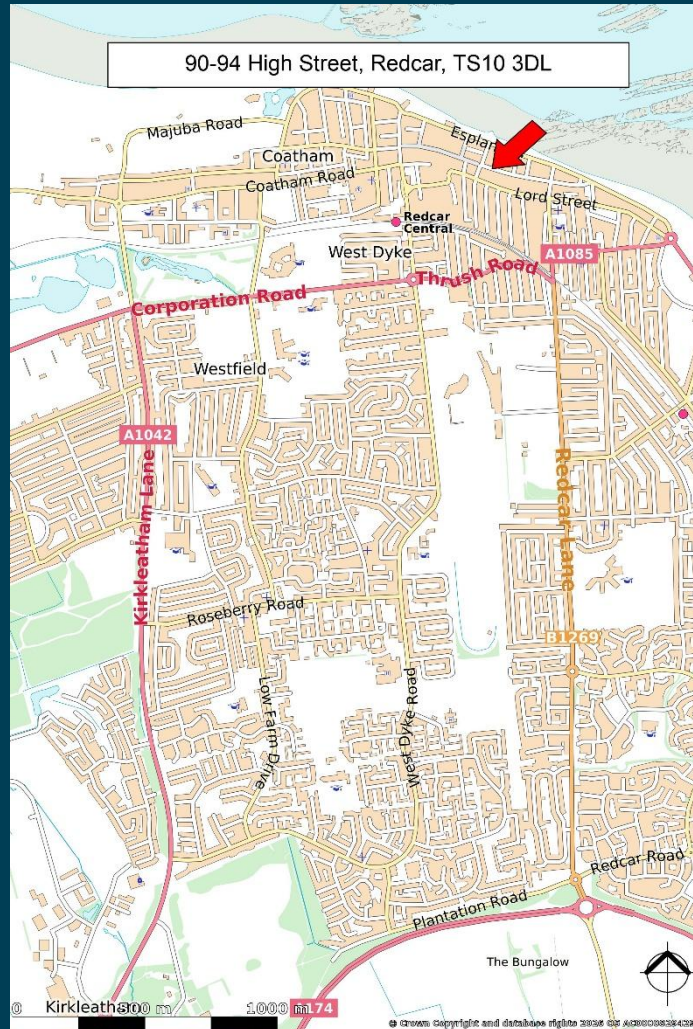
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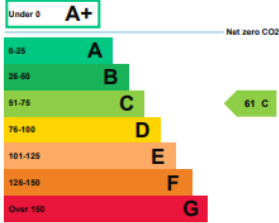
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Energy performance certificate (EPC)					
90-94 High Street REDCAR TS10 3DL	<table><tr><td>Energy rating</td><td>Valid until: 21 February 2032</td></tr><tr><td>C</td><td>Certificate number: 9477-9887-2453-7374-9848</td></tr></table>	Energy rating	Valid 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					
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.				
					
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				

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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- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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